



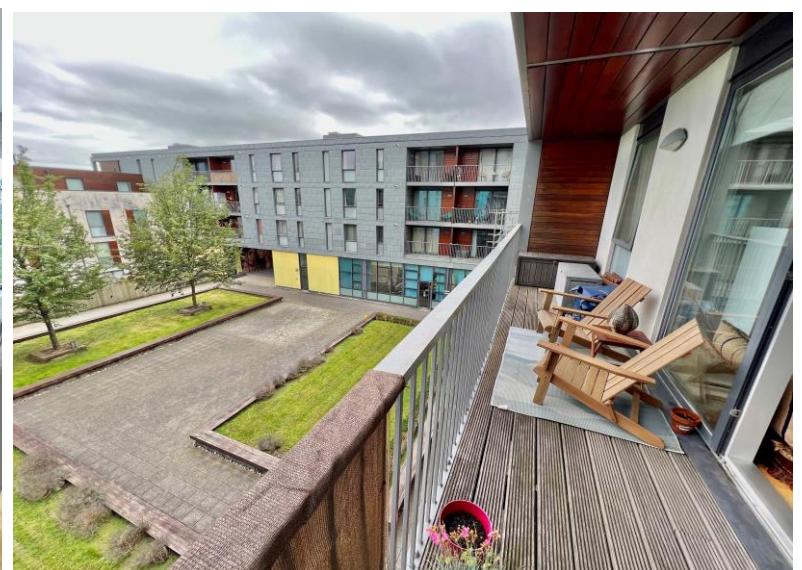
Falcon

01752 600444

Flat 44 12

Hobart Street, Plymouth, PL1 3DG

Guide Price £170,000 - £180,000





In Brief

A stunning 2 double bed 2nd floor stylish apartment with parking and communal central garden

Reception Rooms large living room / dining room open plan with kitchen

Bedrooms Two double bedroom + en-suite

Heating Gas central heating

Parking Underground allocated space

Area 704 sq ft

Council Tax C

Tenure Leasehold

Description

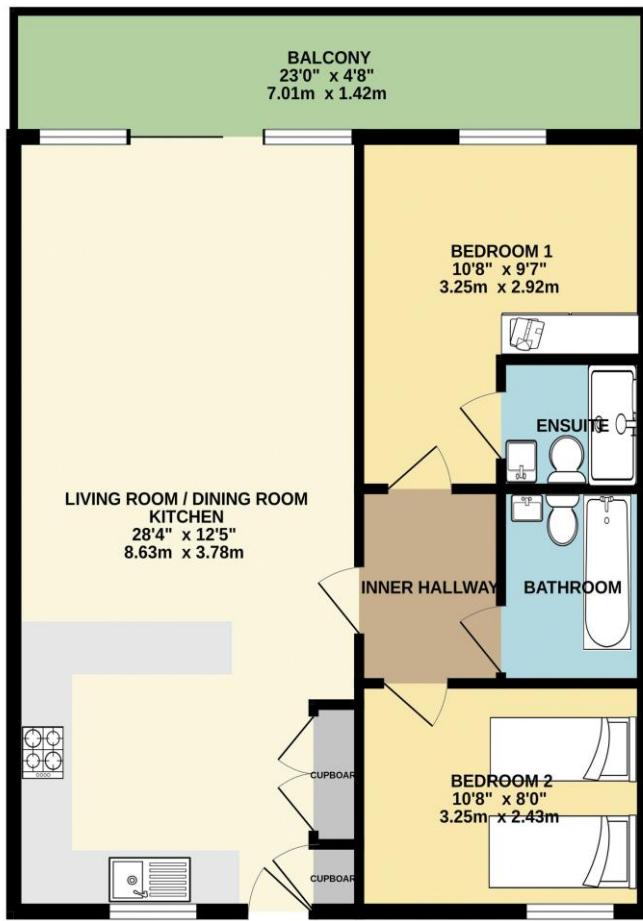
A gorgeous 2nd floor flat that has been with the same owners since new approximately 14 years ago. As you enter the building you will immediately see the stylish communal reception hallway leading to the lift that takes you to the 2nd floor. Once in the flat you will appreciate how light and bright it is, a cheerful, sunny flat. The living room is open with the well fitted kitchen. The kitchen has a range of integral appliances such as fridge, freezer, dishwasher and double oven with hob. The living room has sliding patio doors onto the gorgeous balcony, a fabulous sun trap, from where you have a lovely outlook over the central garden area. The property has two double bedrooms with the main bedroom having an en-suite shower room. The main bathroom is contemporary and stylish as you would expect. The second bedroom has been brilliantly fitted with two built in fold down single beds, when folded away you are left with two desks with central draws, this all neatly folds away when the beds are lowered. The apartment comes with double glazing and gas central heating (boiler last serviced in '22) There are fabulous communal central gardens for all to enjoy, a really lovely sunny space. The property also comes with an allocated parking space in the basement carpark (accessed via the lift) where you will also find the bin store. A fabulous and beautifully appointed flat in an incredibly desirable and convenient setting.

Need A Mortgage?

**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR



Made with Metropix ©2023



Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	82	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

