



**Falcon**

01752 600444

**38 White Friars Lane**  
St. Judes, Plymouth, PL4 9RB

Offers in the Region Of £140,000





## In Brief

### First Floor Flat in Central Plymouth

**Reception Rooms** Living Room/Diner

**Bedrooms** 2 Bedrooms

**Heating** Gas Central Heating

**Parking** Allocated Parking Space

**Area** 445 SQFT

**Council Tax** B

**Tenure** Leasehold

## Description

Located in this fabulous central position is this first floor 2-bedroom purpose built flat with an allocated parking space. The property is perfectly located close to an array of shops on Ebrington Street and the nearby Friary Retail Park. Also, the property is less than a mile away from both Drake Circus and the Barcode.

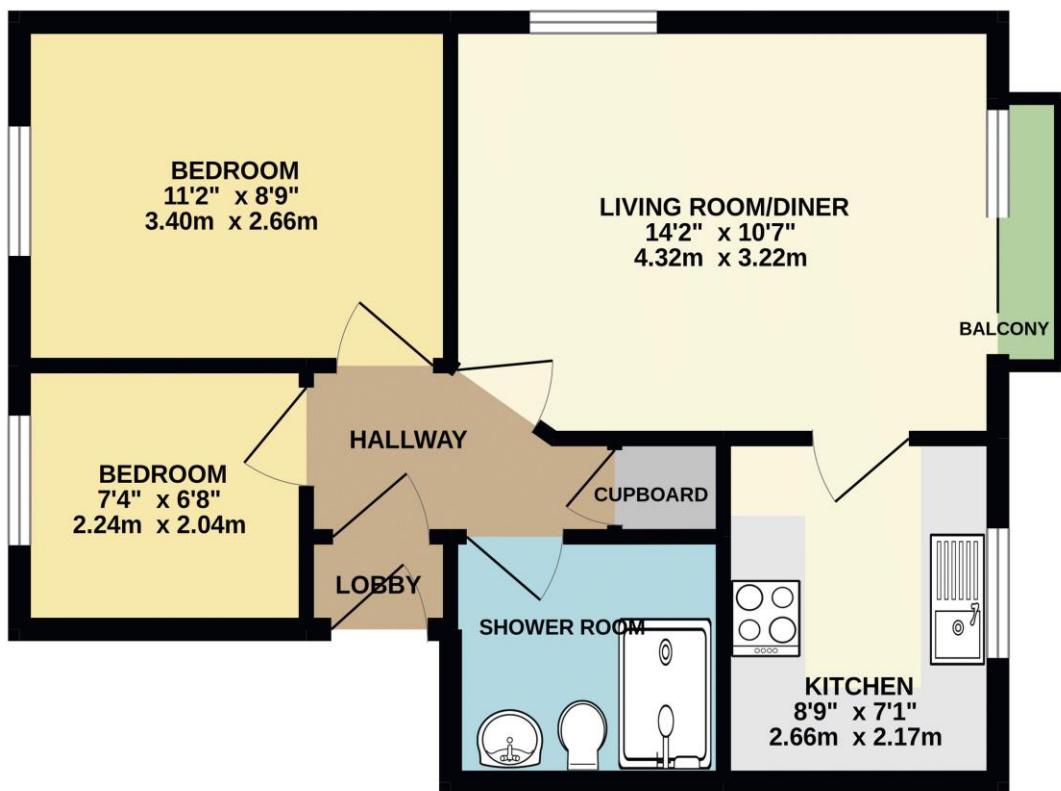
The main door leads into communal hallway with stairs leading up to the first floor, where the main front door leads into a hallway, with doors off leading to rooms. The flat comes with a lovely living room with a sliding door leading to a small balcony, which overlooks the communal garden and out towards Plymouth city centre. Off of the living room is the kitchen, which is fitted with a selection of base units with work surfaces over, additional wall mounted units and spaces for appliances. The flat comes with two bedrooms, a double bedroom and a further single bedroom, along with this the flat comes with a shower room fitted with a WC, wash hand basin and a separate shower cubicle. Also off of the hallway is a useful storage cupboard.

The flat benefits from an allocated parking space and the use of a communal garden to the rear. This is a perfect flat for a first time buyer or buy to let investors, contact us now to organise a viewing or for more information.

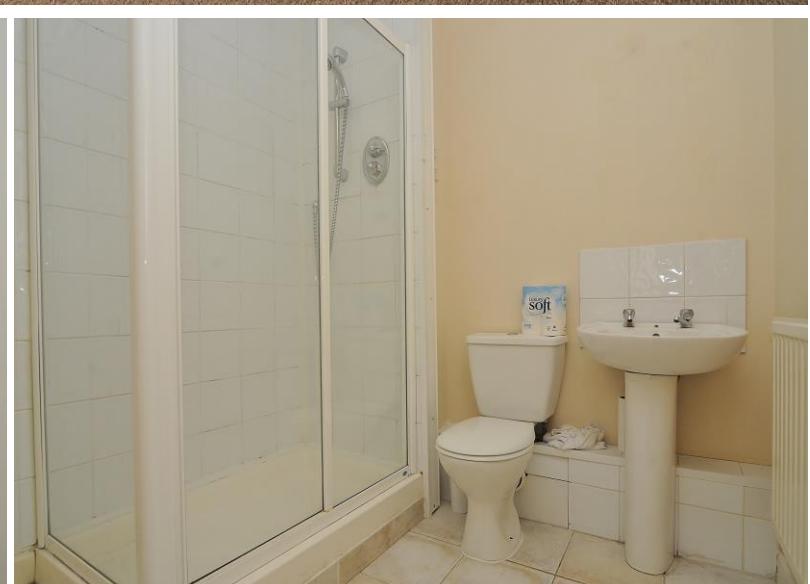
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### FIRST FLOOR 445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 sq.m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(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	

