



Falcon

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45 Marazion Way

Pennycross, Plymouth, PL2 3FD

Guide Price £160,000-£ 170,000





In Brief

Ground floor Apartment

Reception Rooms	Living room - Open plan Kitchen		
Bedrooms	Two bedrooms		
Heating	Gas Central Heating	Parking	Allocated parking
Area	591 Sq Ft	Council Tax	A
Tenure	Leasehold		

Description

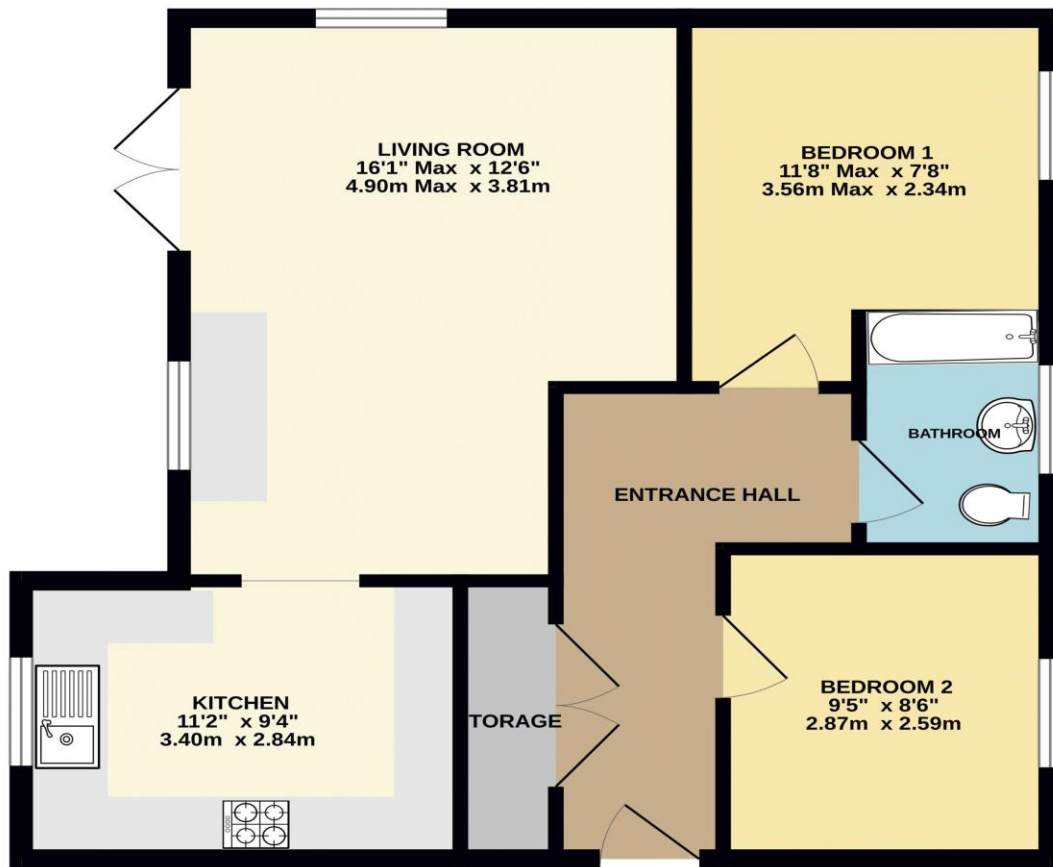
Located in the ever-popular residential area of Pennycross, this well-presented ground floor, purpose-built apartment offers comfortable and convenient living, ideal for first-time buyers or investors alike. The accommodation briefly comprises a bright open-plan kitchen/breakfast room flowing into the living area, creating a sociable and practical space for everyday living. There is a generous primary bedroom, a second smaller double bedroom, and a modern family bathroom. The property also benefits from excellent storage throughout, adding to its practicality. Being situated on the ground floor, the apartment offers potential for patio doors opening onto a small private patio area, providing a pleasant outdoor space. Further benefits include allocated parking. The property is well positioned close to local amenities, with regular bus routes to Plymouth City Centre, and is within easy reach of the Life Centre, primary schools, and excellent transport links via the A38. A fantastic opportunity to acquire a well-located apartment in a sought-after area — early viewing is highly recommended to fully appreciate all that this property has to offer.

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Floor Plans

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

