



# Falcon

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## 57 Brittany Street

Plymouth, PL1 3FN

Guide Price £150,000 - £160,000





## In Brief

### Great central spot, 2 double bed 2nd floor flat with lift and WATER VIEW!!

**Reception Rooms** Large living room / kitchen with Balcony

**Bedrooms** 2 double bedrooms one with en-suite

**Heating** Gas central heating from central communal boiler.

**Parking** Underground secure parking space.

**Area** 629 sq ft

**Council Tax** C

**Tenure** Leasehold

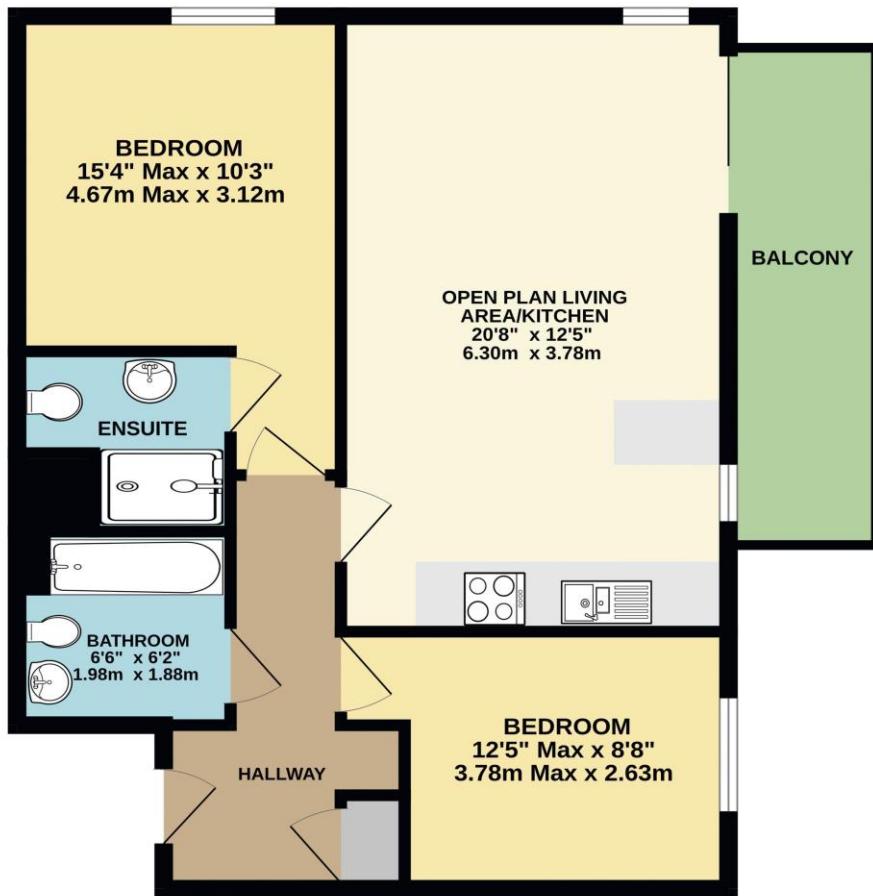
## Description

Located in this excellent central position is this 2 double bed roomed second floor flat set within this stylish purpose built development. The communal areas are spacious and sharp with a lift to the second floor. Once in the flat you have a hallway with storage cupboard. The bathroom is well fitted with a shower attachment on the bath. Both bedrooms are doubles with the main bedroom having an en-suite shower room. The living room / kitchen is a fabulous big bright and sunny room. The kitchen area is well fitted with an integral washing machine, dishwasher, oven and hob. The sitting room has a large sliding door leading out onto the balcony which is 16ft long. The flat and the balcony have fantastic water views to one side which really are quite striking. The balcony is the perfect place to sit and have a coffee or breakfast and watch the sun rise. The flat comes with central heating from a central boiler in the building and the windows are double glazed. On the lower ground floor and accessed from the lift is the car park, in which you have an allocated parking space. There is also a communal bin store and a communal bike shed. To the rear there is also a large communal garden for all to enjoy.

Need A Mortgage?

## Floor Plans

GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 sq.m.) approx.  
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**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+) A                                     |         |           |
| (81-91) B                                   | 84      | 84        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |
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