



# Falcon

01752 600444

## Flat 6, 27

George Place, Plymouth, PL1 3FJ

Guide Price £190,000-£200,000







## In Brief

### Second floor Apartment

**Reception Rooms** Open - Plan Living

**Bedrooms** 2 Bedrooms

**Heating** Electric heating

**Area** 737Sq ft

**Tenure** Leasehold

**Parking** Underground Secure Parking

**Council Tax** C

## Description

This beautifully presented two-bedroom apartment located on the 3rd floor, that offers the perfect combination of style, comfort, and economy. Located just moments away from the sea, it boasts a sleek and modern design, ideal for a contemporary living.

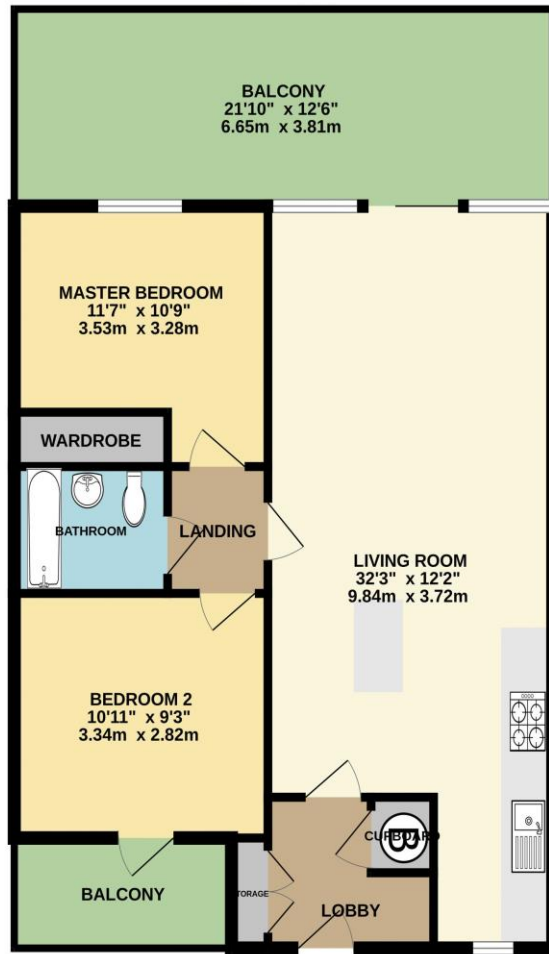
One of its standout features is the larger than average south facing balcony, where you can soak up the sun all day long -perfect for relaxing or entertaining. Inside, the apartment is finished to a high standard with all new flooring throughout and decorated.

Open plan living area fully equipped kitchen, and two well-proportioned bedrooms. For added convenience, this property includes secure underground parking, ensuring both safety and ease of access. Designed with efficiency in mind, it is highly economical, offering excellent insulation and energy saving features to keep running cost low. Being located in a prime location close to the sea, generous living space, and stylish presentation, this apartment is a rare find-ideal for those seeking a modern coastal life.

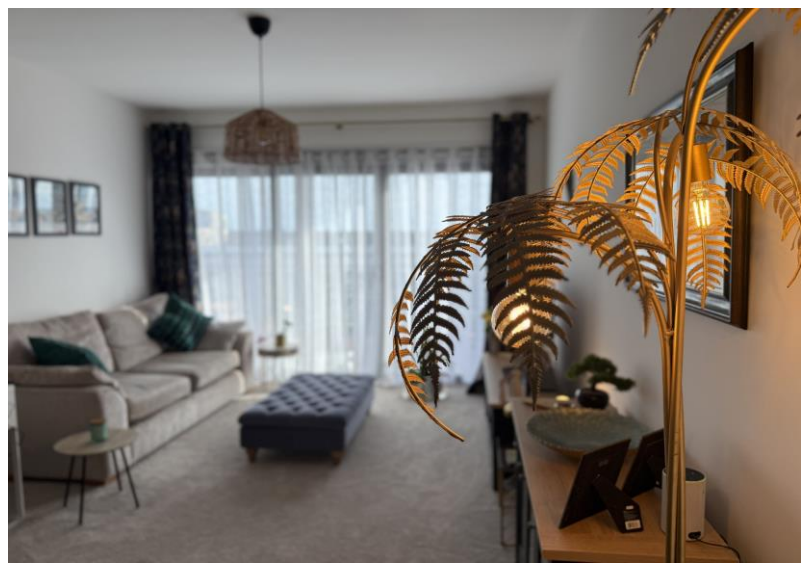
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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