



Victoria Bolt  
estate agents POWERED BY exp UK



## Efford Road, Higher Compton, Plymouth

Offers In Region Of £150,000

2 1



Stylish two-bedroom top-floor apartment with stunning far-reaching views across Plymouth. Features include a bright lounge/diner, modern fitted kitchen, contemporary shower room, and utility space. Benefits from an allocated parking space, 989-year lease, £1 ground rent, and £649 service charge. Ideally located near local shops, schools, and transport links with easy access to Plymouth city centre and the A38 — perfect for first-time buyers, investors or downsizers.





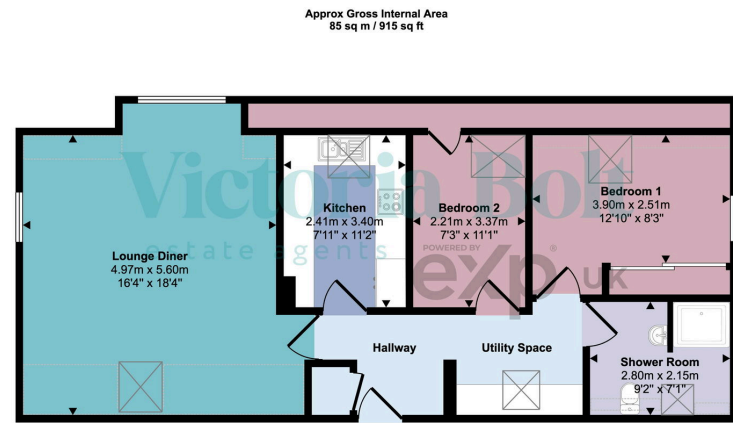
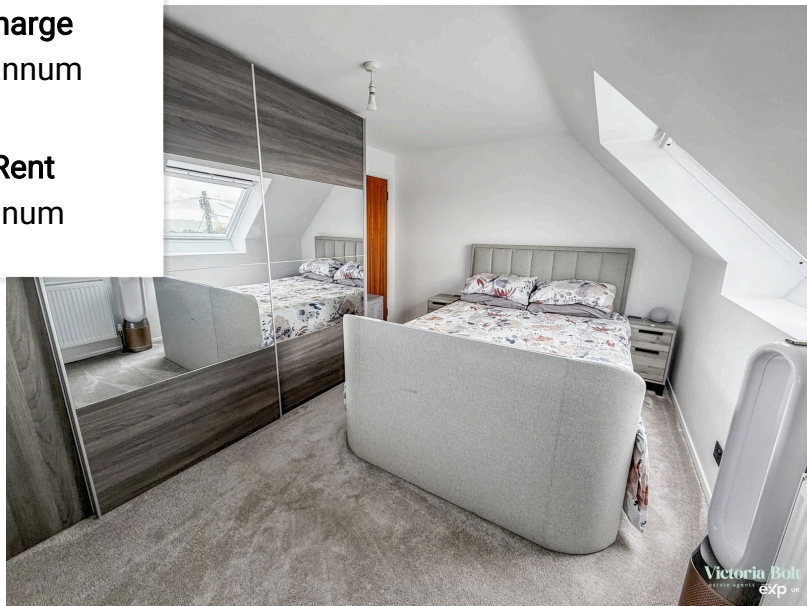


**Floor Area**  
915 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£649 per annum

**Ground Rent**  
£1 per annum



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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	