



# Falcon

01752 600444

**Flat 2, 252 Albert Road**  
Albert Road, Plymouth, PL2 1AW  
£99,950





## In Brief

### A fabulous and stylish 2 double bedroomed 1st floor flat in convenient setting

<b>Reception Rooms</b>	Large open plan living room / dining room / kitchen	<b>Parking</b>	On street parking, restrictions may apply.
<b>Bedrooms</b>	2 double bedrooms	<b>Council Tax</b>	B
<b>Heating</b>	Gas central heating		
<b>Area</b>	810 sq ft		
<b>Tenure</b>	Leasehold		

## Description

Located in this exceptionally convenient position close to Devonport Docks with easy access into the city centre is this stylish and well presented 2 double bedroomed first floor purpose built flat.

As you enter the communal hallway, you take the staircase to the first floor .

Off your own hallway you have two double bedrooms and a good sized bathroom, The bathroom is fitted with a modern white suite and both bedrooms feel light and bright.The living room / dining room is open plan with the kitchen having a fitted oven and hob.

This really is a fabulous space measuring approx. 23ft8 x 16ft4 with patio doors onto a small balcony.

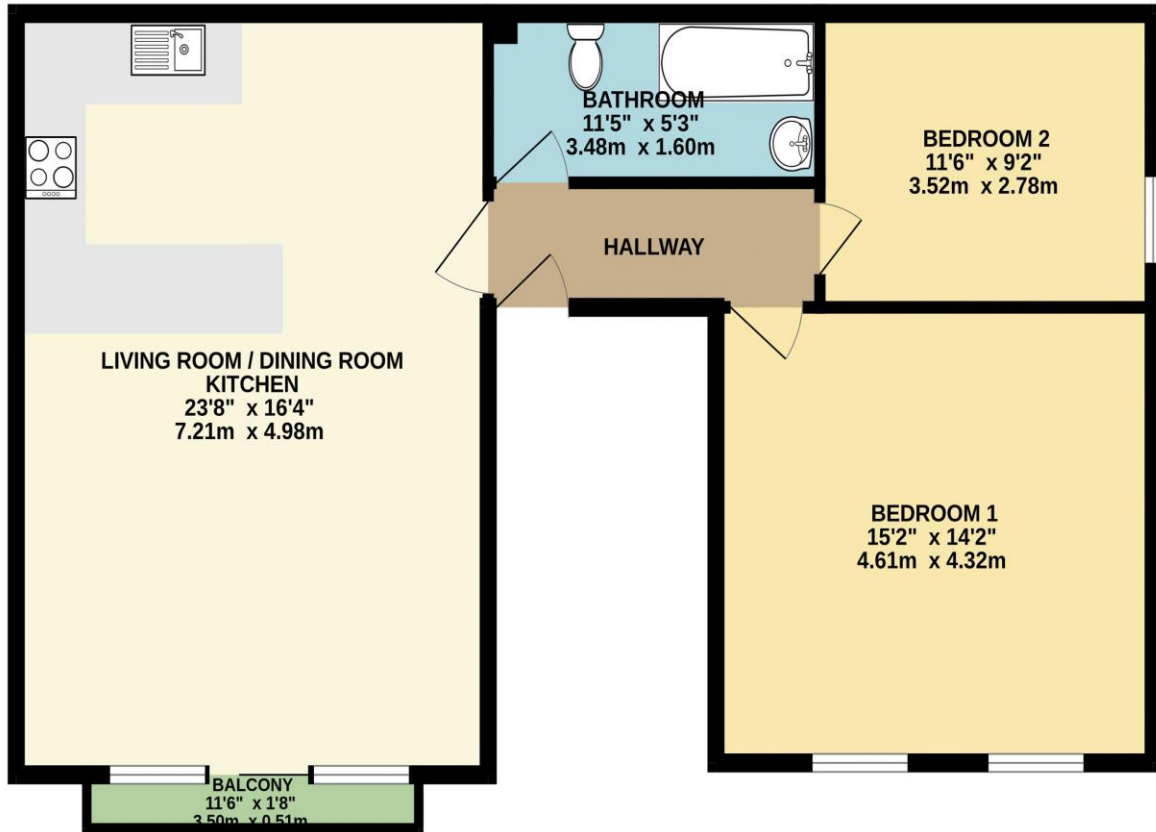
The flat comes with gas central heating and upvc double glazing. A fantastic first time buy or investment opportunity!

Lease is 999 year from 01/01/2006.

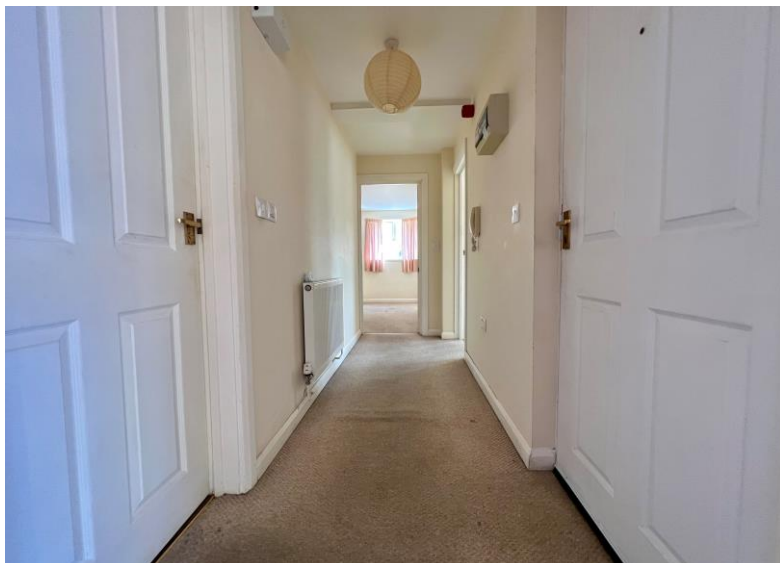
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GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

