



# Falcon

01752 600444

## 29a Clifton Street

North Hill, Plymouth, PL4 8JA

£120,000





## In Brief

### A two bedroomed second floor purpose built flat in great central location

**Reception Rooms** Large living room / dining room

**Bedrooms** 2 good sized bedrooms

**Heating** Electric heating

**Area** 565 sq ft

**Tenure** Leasehold

**Parking** Allocated parking space + On street parking - restrictions will apply, permit required.

**Council Tax** A

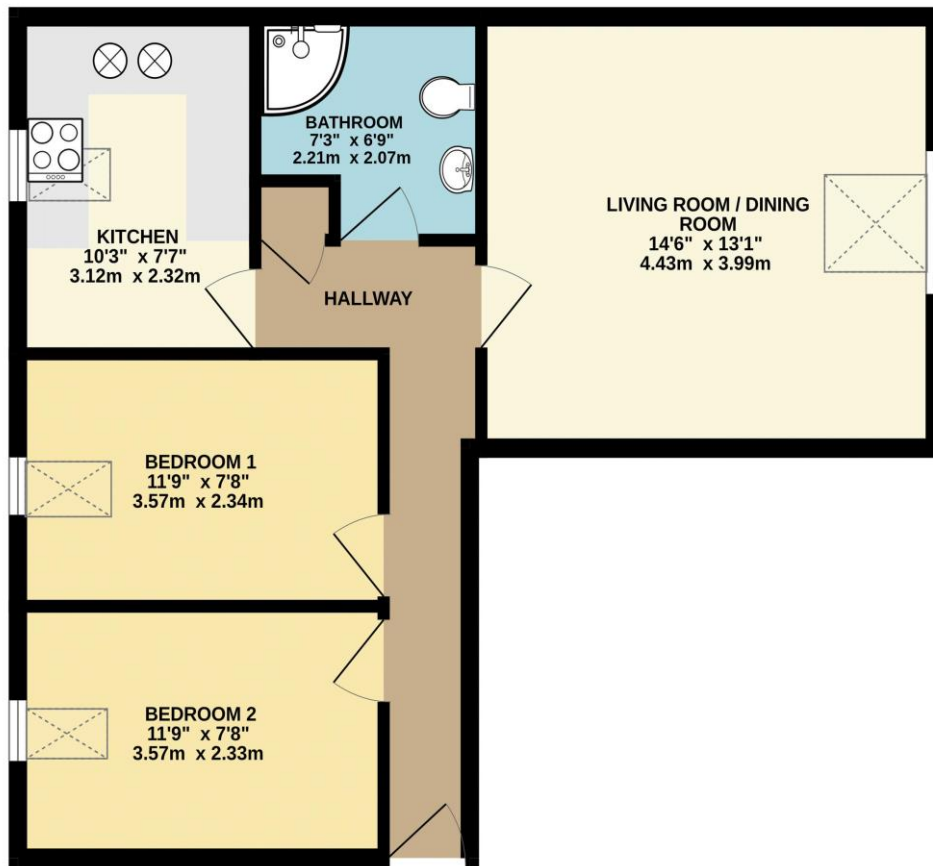
## Description

Located in this exceptionally convenient position just off North Hill is this second floor purpose built flat. The communal hallway and stairs take you to your personal front door on the second floor. Off the central hallway you have two double bedrooms one with fitted wardrobes. The kitchen is well fitted in a contemporary style with integral oven and hob. The shower room is also stylish with a modern style suite which includes built in cupboards. the living room is a great size ( 14'6 x 13'1 ).the property has double glazed window and sky light units and comes with electric storage heating. There is an allocated parking space to the rear.This lovely flat will appeal to the first time buyer whilst also making a fabulous buy to let investment with an estimated monthly rental of circa £750 - £800.

\*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. It may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\* \*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

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GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.  
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