



# Falcon

01752 600444

## Apt 2, The Pearn

Egguckland Road, Plymouth, PL3 5DQ

Guide Price £260,000 - £270000





## In Brief

**A simply gorgeous Ground floor flat, 2 double beds, stunning gardens. Over 55's**

**Reception Rooms** Large living room / kitchen

**Bedrooms** 2 double bedrooms

**Heating** Gas central heating

**Area** 667 Sq Ft

**Tenure** Leasehold

**Parking** Allocated parking space plus visitor spaces

**Council Tax** C

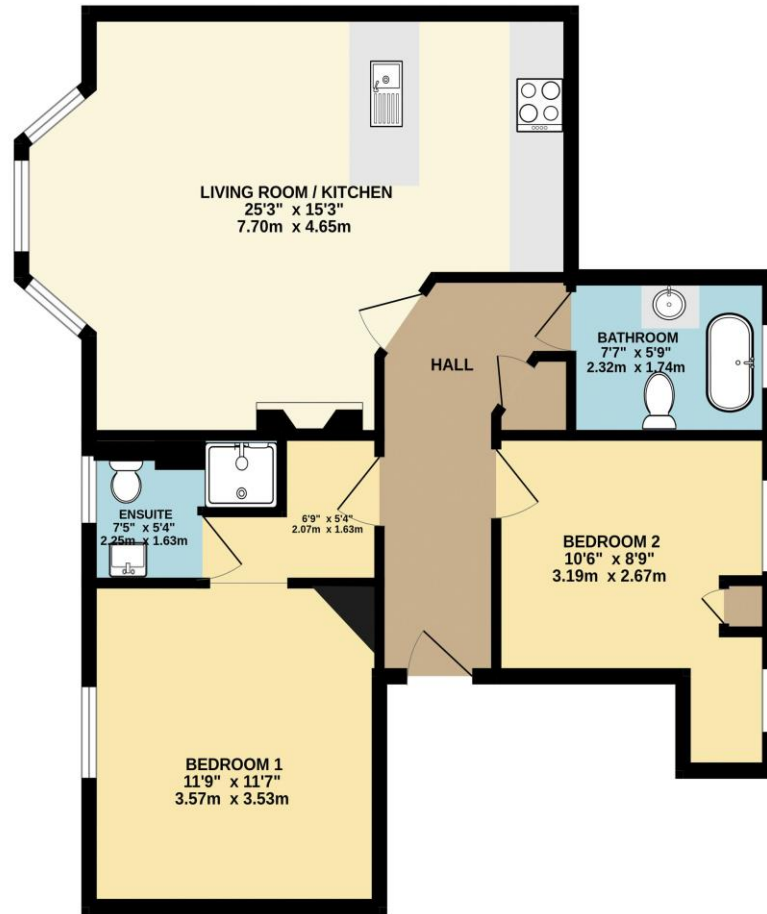
## Description

A fabulous and beautifully appointed 2 double bedroomed apartment set within Grade II listed building known as 'The Pearn'. The building is set within communal landscaped gardens in the highly sought after area of Mannamead within easy reach of local amenities, City Centre and the A38. The Pearn was Built in the 1890's and refurbished in 2018 to produce 10 luxurious apartments full of character whilst having all the expected modern qualities. You enter into a lovely original hallway with grand sweeping staircase, there is a lift access to the upper floor. Apartment 2 is on the ground floor. Off the hallway which has a secure video entry phone you have a large open plan living room / kitchen which has a wonderful outlook into the beautiful communal gardens through the large period windows. The kitchen is well fitted with a stylish range of units with integral appliances (dish washer, washing machine and fridge freezer). The main bedroom has an en suite shower room. There is a further double bedroom and contemporary fitted bathroom. Surrounding the building are beautiful landscaped gardens. There is an allocated parking space and ample parking for visitors. This gorgeous apartment is specifically available for buyers aged 55 and over. With no onward chain a viewing is highly recommended.

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GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.  
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## Fixed Price Conveyancing

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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		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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