



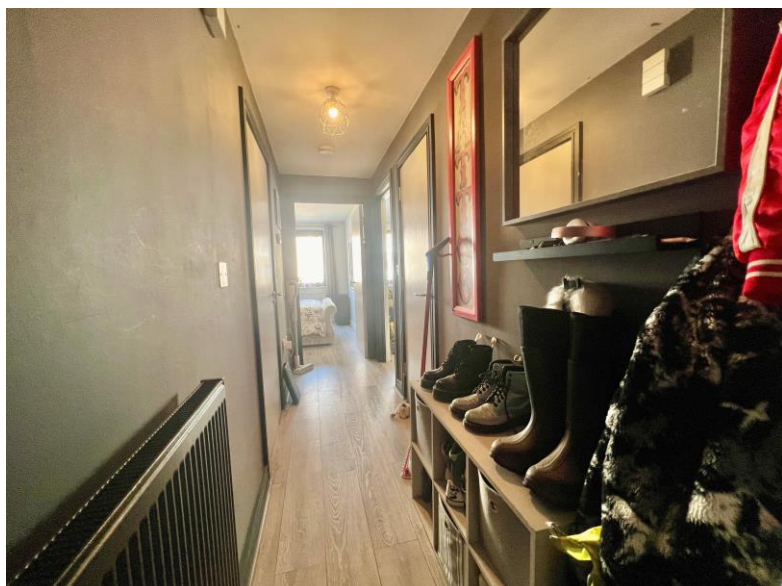
Falcon

01752 600444

Flat 44

46 Ebrington Street, Plymouth, PL4 9AD

Guide Price £100,000-£110,000





In Brief

A fabulous 1 bedroomed flat on 4th floor with a LIFT! Brilliantly central location

Reception Rooms Large living room / kitchen

Bedrooms 1 Double bedroom

Heating Gas central heating

Area 458 sq ft

Tenure Leasehold

Parking On street parking, restrictions apply so a permit would be needed.

Council Tax A

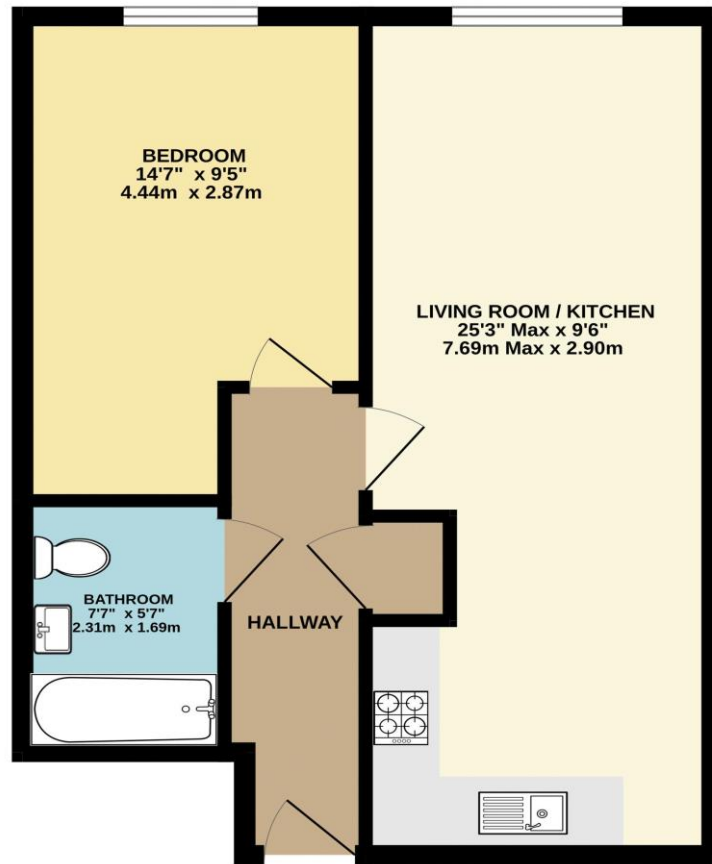
Description

Located in this fabulous central position is this 4th floor purpose built flat. As you enter the building via the secure entry system you can take the stairs or even the LIFT to the 4th floor. Once through your front door you have a hallway with a useful storage cupboard. The bathroom is fitted with a stylish modern style bathroom suite with a mixer shower fitted over the bath. The bedroom is a good double. The living room is open with the kitchen and makes a fantastic spacious open plan room. The kitchen area is well fitted with a modern range of units that includes an oven and hob. The property comes with gas central heating and upvc double glazing. This really is a great flat that the current owner has owned since it was built in 2008. The owner has found her onward property which is empty so your purchase here should go quickly and smoothly. The property is leasehold with a lease that was 199 years in 2007 so has approx. 182 years remaining. The service charge is £1,116 pa and there is a ground rent to pay of £300 pa. the flat would without doubt make a lovely first time buy whilst it will also appeal to investors as it would let for circa £800 - £850 pcm.

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ours is only £195 paid when you move!

GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.6 sq.m.) approx.
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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	80	80
(69-80)	C		
(55-68)	D		
(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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