



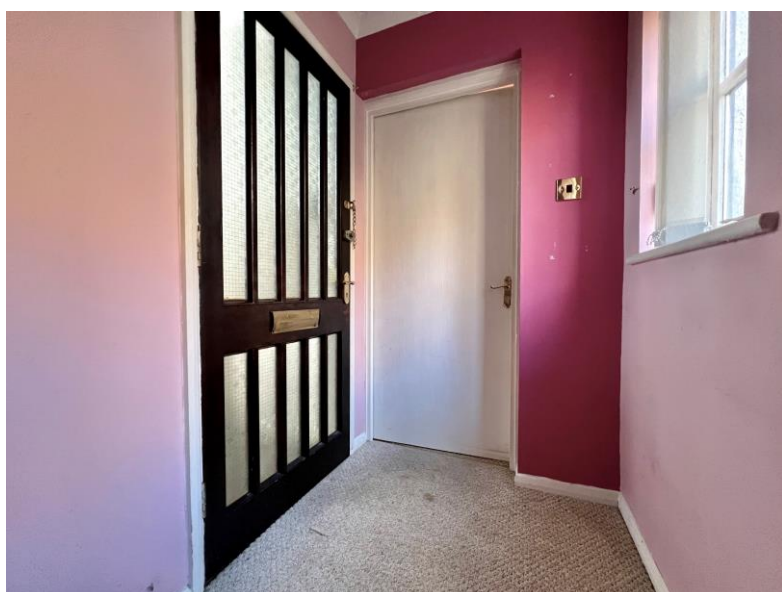
Falcon

01752 600444

36A Crabtree Close

Laira, Plymouth, PL3 6PL

£110,000





In Brief

A great first buy or investment, 2 double bed first floor flat with parking space

Reception Rooms Large living room

Bedrooms 2 bedrooms

Heating Electric heating

Area 511 Sq ft

Tenure Leasehold

Parking Allocated parking space

Council Tax A

Description

Located in this exceptionally convenient spot close to the marsh Mills retail park and with easy access into the city center and the A38 is this first floor two bedroomed purpose built flat.

The property would be a great first buy or even an investment purchase for letting. There is a secure entry system with a buzzer intercom and the stair case takes you to the first floor.

Once through the porch and off the hallway you have a really good sized living room. there are two good sized bedrooms and a modern style fitted shower room. the kitchen has been fitted with a stylish range of contemporary style units with integral oven and hob.the property comes with electric heating.

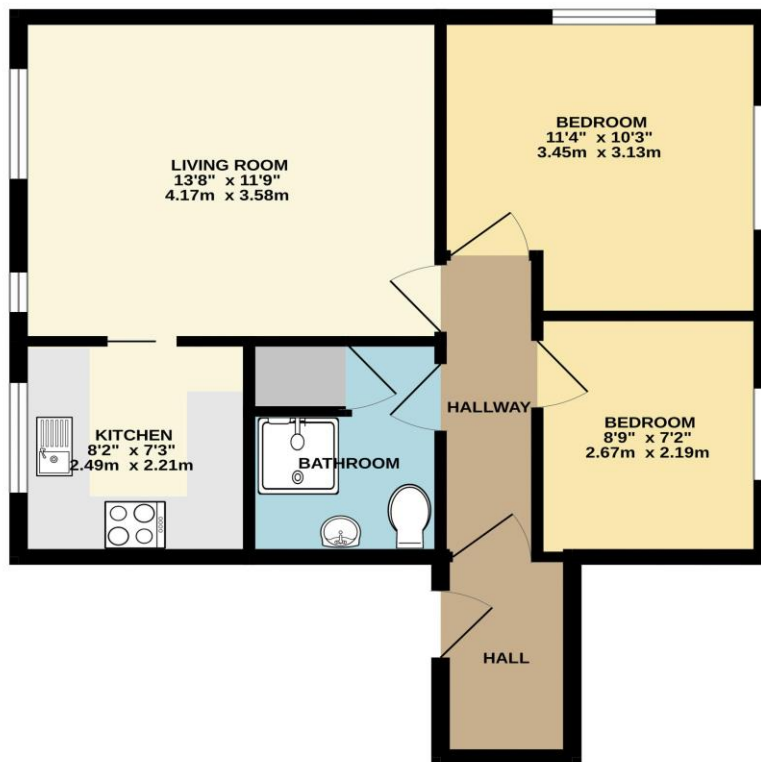
The flat is leasehold with approx. 89 yeras remaining on the lease. There is a monthly service charge of approx £200 pm.

Need A Mortgage?

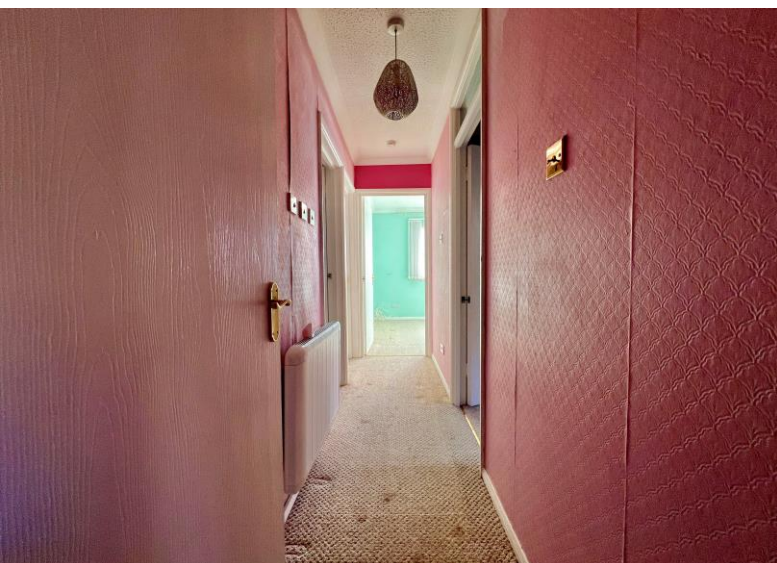
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.
Made with Metropix ©2025



Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

Your home may be repossessed if you do not keep up repayments on your mortgage.

