



Falcon

01752 600444

GF Flat 3 59

Chapel Street, Plymouth, PL1 4TF

Guide Price £150,000-£160,000





In Brief

Two Bedroom Ground Floor Apartment

Reception Rooms Open plan living room - Kitchen - Diner

Bedrooms 2 Bedrooms

Heating Gas Central Heating

Area 693 Sq Ft

Tenure Leasehold

Parking Secure Parking

Council Tax B

Description

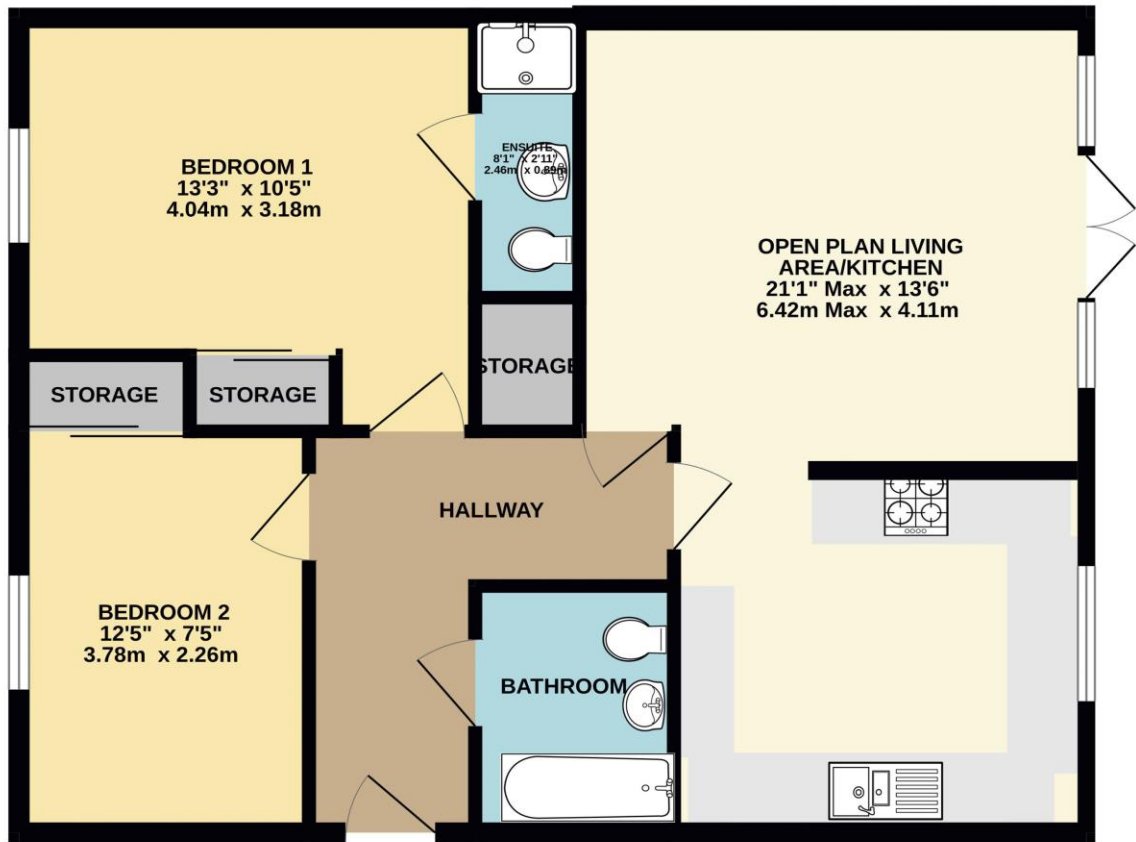
Located on the ground floor of a purpose-built development, this spacious two-bedroom apartment offers well-balanced accommodation and modern living throughout. The property is accessed via a welcoming hallway which benefits from a secure door entry system that leads to the apartment door. As you enter the hallway you are greeted by a generous hall that has storage cupboard that houses the plumbing for a washing machine, space for a tumble dryer, offering excellent practicality. The primary bedroom is a well-proportioned double, featuring fitted wardrobes and double-glazed windows overlooking the rear elevation. This room further benefits from a private en-suite comprising a shower enclosure, wash hand basin and WC. The second bedroom is also a comfortable double, again with fitted wardrobes and rear-facing double-glazed windows. The family bathroom is finished to a modern standard and includes a bath with shower over and glass shower screen, wash hand basin, WC and ventilation. The hub of the home is the impressive open-plan kitchen and living area, offering a spacious and versatile layout ideal for both relaxing and entertaining. Patio doors lead directly out to a small private patio area, perfect for enjoying a drink outdoors. The kitchen is fully fitted with a range of integral appliances including a fridge freezer, double oven, microwave, dishwasher, four-ring gas hob with extractor fan above, and complementary work surfaces. Externally, the property benefits from a secure, gated car park, along with a useful bike shed to the rear. Additional on-street parking is also available if required. This well-presented apartment would make an ideal home or investment and early viewing is highly recommended to fully appreciate the space and features on offer. The property is coming up to being 10 years old and 115Years remain on lease, Service charges £1,200 per annum.

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Floor Plans

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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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