



Falcon

01752 600444

14 Monroe Gardens

Pennycomequick, Plymouth, PL3 4GY

Guide Price £130,000 - £140,000





In Brief

Modern Two bedroom second floor apartment with Balcony

Reception Rooms	Living room	Parking	Allocated parking
Bedrooms	Two Bedrooms	Council Tax	B
Heating	Gas central heating		
Area	607 Sq Ft		
Tenure	Leasehold 108 years remaining		

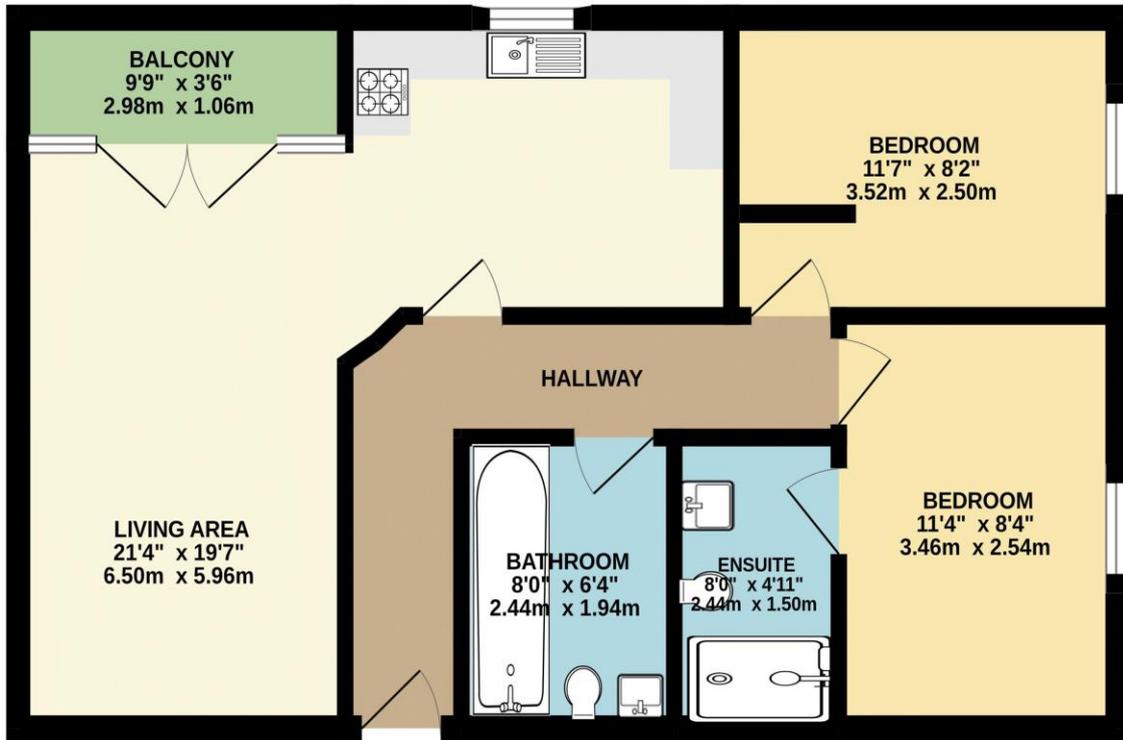
Description

Ideally located within easy reach of Plymouth City Centre and the University, this well-presented second floor apartment offers modern living in a highly convenient setting. The property features two generous double bedrooms, with the main bedroom boasting its own en-suite shower room, alongside a contemporary family bathroom. At the heart of the home is an open-plan kitchen, lounge, and dining area – the perfect space for relaxing or socialising. From here, doors open onto a private balcony, enjoying views towards the Plymouth Life Centre. With the added benefits of its excellent location, stylish accommodation, and attractive price, this apartment makes an ideal first home, city base, or investment opportunity. Leasehold property with 108 Years remaining.

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GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

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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

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