



60 Falcon Road, Mount Wise, Plymouth, Devon, PL1 4GR



Guide Price £170,000



The development has plenty of local amenities nearby and is an attraction due to the parkland walks, the Royal William Yard with its excellent selection of restaurants and bars. Passenger ferries connect the Barbican, Royal William Yard and Mount Edgumbe. The Torpoint passenger/car ferry is also within easy walking distance providing access to the beautiful Rame Peninsula and all parts of Cornwall.

You also have access to extensive grounds, within the estate, where you can walk, relax, and enjoy the breathtaking views over the River Tamar and Plymouth Sound.

This stunning, second floor, purpose-built apartment, is accessed via a communal entrance, with a secure entry phone system with stairs to the upper floors. This light and airy apartment has a South Easterly aspect and comprises a delightful triple aspect living space incorporating the kitchen. The kitchen is fully fitted with a stainless-steel sink unit, range of base units with laminate worksurfaces and matching white wall cupboards. There is a range of integrated appliances including oven, hob, extractor hood, dish washer and fridge freezer.

The most important feature of this room is the South facing balcony, looking towards Admirals House and an angled view of the cricket pitch, this is a lovely space, where you can sit, relax, and absorb the outlook. There are two double bedrooms, with the master having an en-suite bathroom which comprises a panelled bath with shower over, W.C, wash hand basin and heated towel radiator. The shower room comprises a separate shower cubicle, wash hand basin, W.C, part tiled walls and heated towel radiator.

The property has the benefit of an allocated parking space and there is also secure communal external bike storage.

An early viewing is highly recommended to appreciate this attractive apartment in great position on this very popular estate.

We understand the apartment is held on Lease with 986 years remaining and subject to a service charge of approximately £2,122.59 per year from April 2023-2024 but this is subject to change and an annual ground rent of approximately £250.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909)





TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lang Town & Country
 6 Mannamead road
 Mannamead
 Plymouth
 PL4 7AA
 Tel: 01752 200909
 Email: waterside@langtownandcountry.com
www.langtownandcountry.com

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