

**FOR SALE**

**01752 222060**



## **£140,000** White Friars Lane, Plymouth

- Top Floor Flat
- Two Bedrooms
- Allocated Parking
- Location: St Judes
- Gas Central Heating & Double Glazing
- Walking Distance to Plymouth City Centre
- Council Tax Band B
- EPC Rating C



2



1



1




C



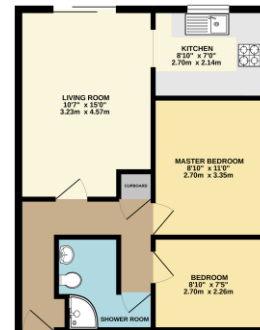
**Smeaton Homes**  
Sales & Lettings



Apartment situated in a prime location boasting 2 bedrooms, a balcony, and resident parking. This modern property offers a comfortable living space with easy access to local amenities. Perfect for professionals or a small family seeking convenience and style. Off Road parking for 1 car. EPC C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	<b>75</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m.) approx.  
Measurements are taken to the internal face of walls and doors.  
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White Friars Lane, St. Judes

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