

Feature property – 25th August 2009

Second floor flat close to exciting regeneration

- For sale by public auction by The Property Auction Group
Thursday 17th September, 2:00pm, Novotel, Marsh Mills, Plymouth



Guide price: £50,000

Falcon Properties, **team** estate agent in Mutley, Plymouth, is delighted to offer for sale at public auction this second floor ex-local authority flat on Union Street, close to Plymouth city centre and within walking distance of the exciting and imminent redevelopment of the Millbay Docks.

In need of modernisation and refurbishment but with the benefits of uPVC double glazing and part gas central heating, the flat provides comfortable one-bedroom accommodation with a hallway providing access to the 15' x 9'4" lounge along with the kitchen, bedroom and bathroom.

The flat represents an opportunity for an early purchase in this area of imminent regeneration. Over the next 20 years it is anticipated there will be over £1 billion of new investment in Plymouth. The city centre is constantly evolving and has a vibrant, bustling atmosphere. With its colourful and diverse history, Union Street leads to the Millbay Docks area, which is about to see Plymouth's largest post-war development scheme. The vibrant waterfront district will provide new homes and a vista of boutique shops, bars and cafés along with new city and harbour squares, a new marina, pedestrian areas, walking routes and cycle ways, and a luxury hotel. All of this will be within a few minutes walking distance of the flat.

The flat will be offered for sale by auction by The Property Auction Group on Thursday 17th September 2009 at a guide price of **£50,000**. For further information, contact Falcon Properties, **team** estate agent in Mutley, Plymouth on 01752 600444 or to view details, visit www.teamprop.co.uk.