



31 Station Road

Plympton, Plymouth, PL7 2FR

£160,000



McCarthy & Stone ground floor apartment situated in the popular Hillside Court development, being offered with no onward chain. The accommodation briefly comprises an entrance hall, lounge/diner, kitchen, bedroom & shower room. The communal facilities include a laundry, gardens & parking.



HILLSIDE COURT, 31 STATION ROAD, PLYMPTON PL7 2FR

ACCOMMODATION

Fob entry system into the entrance vestibule and communal lounge, leading to the a solid wooden door opening into the entrance hall.

ENTRANCE HALL 7'6" x 7'0" (2.31 x 2.14)

Doors providing access to the lounge/diner, bedroom and shower room. Generous storage cupboard. Utility cupboard.

LOUNGE 22'7" x 10'5" (6.90 x 3.20)

Inset electric fireplace set onto a stone-effect hearth with mantel and surround. Double wooden doors with inset patterned glass opening into the kitchen. uPVC double-glazed window to the rear elevation. uPVC double-glazed door opening to the communal garden.

KITCHEN 7'4" x 7'1" (2.26 x 2.18)

Fitted with matching base and wall-mounted units incorporating a roll-edged laminate worktop with inset 4-ring electric hob and a stainless-steel sink with mixer tap over. Integrated oven, under-counter fridge and separate freezer. uPVC double-glazed window to the rear elevation.

BEDROOM 19'1" x 9'0" narr to 5'1" (5.83 x 2.75 narr to 1.55)

Built-in mirrored concertina wardrobe. uPVC double-glazed window to the rear elevation.

SHOWER ROOM

Matching suite comprising a double-sized walk-in shower cubicle, inset wash handbasin with storage below and low-level wc. White heated towel rail. Extractor.

OUTSIDE

Communal gardens with various seating areas. Parking on a 'first-come, first-served' basis.

Hillside Court Development

Hillside Court is one of the most sought after McCarthy & Stone developments in Plymouth, with an on-site house manager and secure entry system. Panic buttons are available which alert the in-house manager and there is an out-of-hours care line for any emergencies.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

LEASE INFORMATION

125 years from 1 November 2007
Annual rent £425
Service charge £3,121.41

SERVICES

The property is connected to the following mains services: electricity, water and drainage.

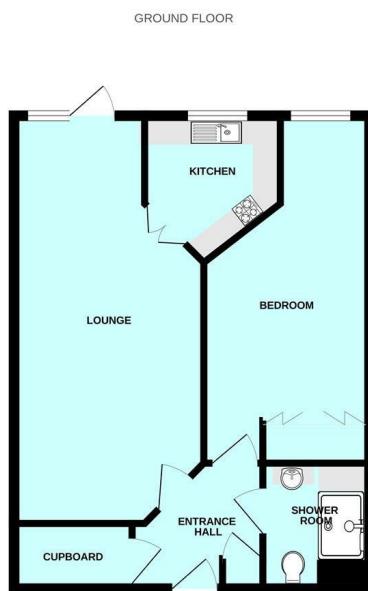
WHAT3WORDS

///resist.drips.reply

Area Map

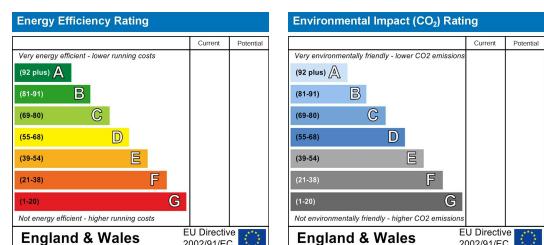


Floor Plans



Made with Homeplan 2020

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.