



## 17 Acorn Gardens

Plympton, Plymouth, PL7 4NJ

**Offers Over £160,000**



Ground floor apartment, situated in a quiet purpose-built development within the heart of Woodford, with accommodation briefly comprising a communal entrance hall opening into a hallway, with open plan living space, 2 bedrooms, principal ensuite & a separate bathroom. The property has an allocated parking space & use of the communal gardens. The property is close to local amenities & a bus route & is offered with no onward chain.



ACORN GARDENS, PLYMPTON, PLYMOUTH PL7 4NJ

ACCOMMODATION

From the communal hall a wooden door opens into the entrance hall of the apartment.

ENTRANCE HALL

Doors providing access to the accommodation. Storage cupboard. Telephone intercom system.

OPEN PLAN LIVING AREA

LOUNGE/DINING AREA 15'7" x 11'11" (4.76 x 3.65)

Storage cupboard housing the boiler. uPVC double-glazed window to the rear elevation. Open plan access into the kitchen area.

KITCHEN AREA 8'10" x 7'1" (2.71 x 2.17)

Matching base and wall-mounted units incorporating a roll-edged laminate worktop with inset one-&-a-half bowl stainless-steel sink unit and mixer tap. Inset 5-burner gas hob with extraction unit over. Integrated fridge and freezer, washing machine, dishwasher and oven.

BEDROOM ONE 10'4" x 10'2" (3.15 x 3.10)

Built-in double wardrobe. uPVC double-glazed window to the rear elevation. Door opening to the ensuite.

ENSUITE 6'4" x 5'6" (1.95 x 1.70)

Matching suite comprising corner electric shower unit, pedestal wash handbasin with mixer tap and low-level wc. Shaving point. Extractor.

BEDROOM TWO 10'6" x 6'2" (3.21 x 1.88)

uPVC double-glazed window to the rear elevation.

BATHROOM 6'11" x 6'10" (2.11 x 2.10)

Matching suite comprising panelled bath with mixer tap, pedestal wash handbasin and low-level wc. Shaving point. Extractor.

OUTSIDE

The communal gardens are well kept with areas of lawn, interspersed by walkways, bordered by mature shrubs and trees. The property also benefits from an allocated parking space.

COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band: B

SERVICES

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

WHAT3WORDS

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AGENT'S NOTE

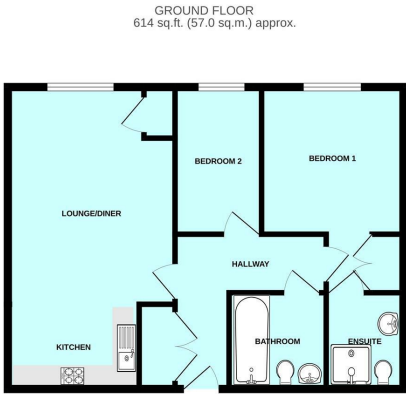
Length of lease 199 years  
Years remaining 180 years

Ground rent £200.82 p/a  
Service Charge £1,594.42 p/a

Area Map

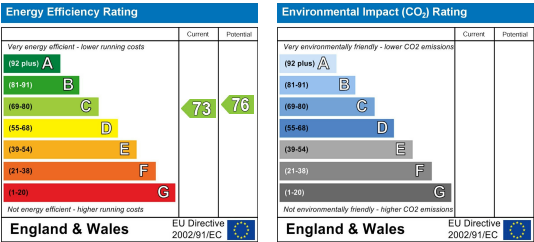


Floor Plans



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.  
See appendix 005

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.