Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



15 Ridge Park Road

Plympton, Plymouth, PL7 2FG

£265,000

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Recently refurbished to a high standard, this stylish first-floor apartment features a well-appointed modern kitchen with appliances & a re-fitted suite of bedroom furniture. Set within a small development, just a short walk from the Ridgeway, offering 2 double bedrooms, a good-sized lounge, kitchen, master bedroom with ensuite shower & a family bathroom. The property benefits from under-floor heating, a call/video entry system, under-ground parking with an allocated space, communal gardens & no onward chain







15 RIDGE PARK ROAD, PLYMPTON, PLYMOUTH PL7 2FG

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL
Large double storage cupboard housing the consumer unit, hot water cylinder and electric boiler, serving the hot water, under-floor central heating. Entry phone system with further, fully-shelved double storage cupboard. Wood flooring throughout which continues into the lounge and kitchen.

LOUNGE 19'4 x 11'3 (5.89m x 3.43m)
uPVC double-glazed sash window bay window overlooking the front. Under-floor heating. Spotlighting. Archway through to the kitchen.

KITCHEN 11'2 x 6'9 (3.40m x 2.06m)
Well-appointed with a very modern range of high-gloss light grey units comprising eye-level wall cupboards with matching base cupboards and drawers. Quartz square-edged work surfaces with matching up-stands, incorporating a one-&-a-half drainer sink unit and a Qooker hot water tap. Inset Neff induction hob with wall-mounted Neff extractor over. Integrated Seimens fridge and freezer. Integrated Neff dual oven and microwave. Integrated Neff washing machine and Neff dishwasher.

BEDROOM ONE 12'11 x 8'8 (3.94m x 2.64m)
uPVC double-glazed sash window overlooking the front. Fitted range of bedroom furnishings including 2 double wardrobes, a single wardrobe, over-bed double storage cupboards and matching bedside drawer units. Spotlighting.

ENSUITE SHOWER ROOM 6'11 x 5' (2.11m x 1.52m)
Fitted with a 3-piece suite, fully-tiled to the walls and floor, comprising a shower cubicle with mains shower system, wash handbasin with mixer tap and double cupboard below and concealed cistern low-level wc. Fitted mirror with light/shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO 12'11 x 8'7 (3.94m x 2.62m)
Spotlighting. uPVC double-glazed double doors opening onto a balcony with a composite deck base and wrought iron railing surround. This is an attractive feature which is south-facing, with a view to the front.

BATHROOM 7'8 x 7'5 (2.34m x 2.26m)
Fully-tiled to the walls and floor, incorporating a 3-piece suite comprising a panel bath with mixer tap and shower head attachment, wash handbasin with mixer tap and double cupboard below and a concealed-cistern low-level wc. Fitted mirror with light/shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE
There are communal gardens located directly behind the building, mainly laid to lawn with a large communal patio area, some well-established shrubs, trees and plants. Secured, underground, allocated car parking space.

COUNCIL TAX PCC
Plymouth City Council
Council Tax Band: C

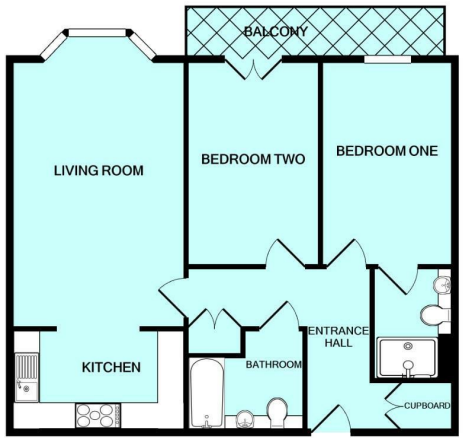
PLYMPTON SERVICES
The property is connected to mains electricity, water and drainage.

Ridge Park Lease Information
999 years from June 2006
Management Company: Hammond Properties
Annual Ground Rent £175
Quarterly Service Charge: £572.86

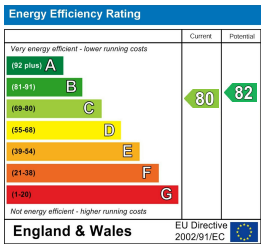
Area Map

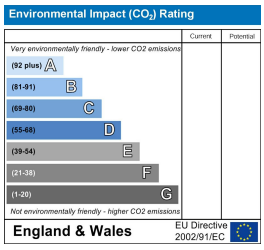


Floor Plans



Energy Efficiency Graph





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