



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.

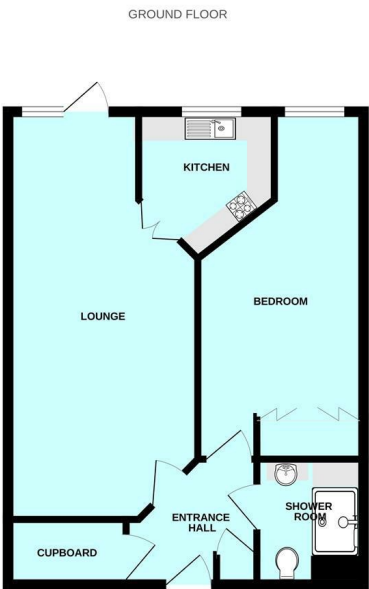
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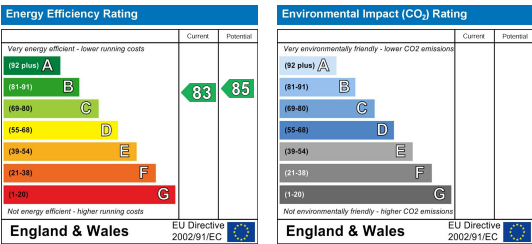
Area Map



Floor Plans



Energy Efficiency Graph



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