



Flat 27 Highbridge Court Ridgeway

Plympton, Plymouth, PL7 2AR

Offers In The Region Of £120,000



Beautifully-presented top floor retirement apartment, conveniently located on the Ridgeway shopping area with spacious accommodation comprising an entrance hall, lounge/diner, kitchen & shower room. This McCarthy & Stone complex is available to the over 60s & also offers a communal lounge & laundry room, gardens with seating area & parking to the rear. No chain



HIGHBRIDGE COURT, PLYMPTON, PL7 2AR

ACCOMMODATION

Wooden door opening into the entrance hall.

ENTRANCE HALL

Doors leading to the lounge, bedroom and shower room. Partly-shelved storage cupboard housing the hot water boiler and second storage cupboard housing the meters.

LOUNGE/DINER 17'0 x 10'7 (5.18m x 3.23m)

uPVC double-glazed windows to the side providing views over the Ridgeway high street and beyond, Wall-mounted Dimplex night storage heater. Twin wooden, glazed doors opening into the kitchen.

KITCHEN 11'4 x 6'0 (3.45m x 1.83m)

Fitted with a range of matching base and wall-mounted units including an integrated oven, roll-edged laminate work surface with inset stainless-steel sink unit, 4-ring Electrolux hob with filter hood over and tiled splash-backs. Fridge with freezer compartment and "Bosch" washing machine included in sale if required. Wall-mounted Dimplex heater. Vinyl-effect flooring. uPVC double-glazed window to the side with distant views over Plympton and the Ridgeway.

BEDROOM 14'11 x 6'0 (4.55m x 1.83m)

Fitted, mirrored wardrobes with shelving, hanging rails and bi-folding doors. Wall-mounted Dimplex night storage heater. uPVC double-glazed window to the side with distant views over Plympton and the Ridgeway

SHOWER ROOM 6'9 x 5'6 (2.06m x 1.68m)

Fitted with a matching suite comprising a large shower cubicle with fitted shower, wash handbasin inset into vanity storage cupboards below and close-coupled wc. Extractor fan. Wall-mounted Dimplex heater. Wall-mounted light with shaver point. Heated towel rail. Partly-tiled walls. Carpet flooring.

OUTSIDE

There is a small communal garden with a seating area and parking to the rear and Mobility scooter storage.

AGENT'S NOTES

There are communal facilities within Highbridge Court which include a lounge, laundry room and a guest suite which can be booked at a cost.

Lease 125 years from 2004

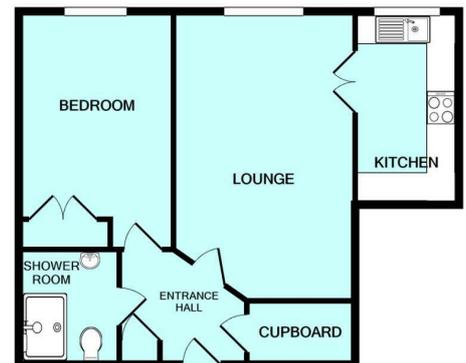
Annual Service Charge - Approximately £3,020

Annual Ground Rent - Approximately £395

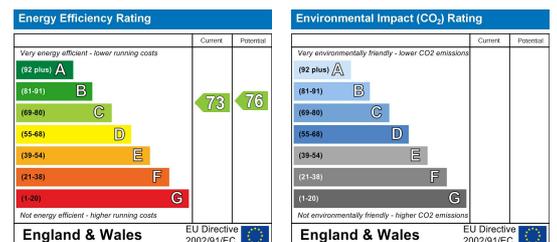
Area Map



Floor Plans



Energy Efficiency Graph



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