



20 Station Road

Plympton, Plymouth, PL7 2AT

£170,000



Beautifully-presented first floor apartment within the popular Whitewater Court, located in the centre of Plympton. The accommodation briefly comprises an entrance hall & lounge/diner with a balcony, kitchen, 2 bedrooms & shower room. Residential parking. Communal & rooftop gardens. Lifts, communal areas & laundry facilities.



STATION ROAD, PLYMPTON, PLYMOUTH PL7 2AT

ACCOMMODATION

Solid wood fire door opening into the entrance hall.

ENTRANCE HALL 9'10" x 4'2" (3.01 x 1.29)

3.01 x 1.29 then 2.94 x 0.98 An 'L'-shaped room with doors leading through to the lounge/diner, both bedrooms and the shower room. Storage cupboards. Telephone entry system.

LOUNGE/DINER 18'0" x 10'0" (5.50 x 3.06)

Wooden doors with inset glass panelling opening into the kitchen. uVC double-glazed patio doors opening onto the balcony.

KITCHEN 8'11" x 6'0" (2.72 x 1.84)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an inset one-&a-half bowl composite sink and mixer tap. Inset 4-ring electric hob with a stainless-steel extractor over. Integrated Neff oven, fridge and freezer. Space for a washing machine.

BEDROOM ONE 15'5" x 8'3" (4.72 x 2.53)

Built-in double wardrobe. uPVC double-glazed window to the front elevation.

BEDROOM TWO 13'11" x 6'7" (4.26 x 2.02)

Built-in wardrobe. uPVC double-glazed window to the front elevation.

SHOWER ROOM 6'7" x 6'2" (2.02 x 1.89)

Matching suite with stone-effect aqua-boarding to the walls and comprising a walk-in shower with waterfall attachment, vanity wash handbasin with storage beneath and a close-coupled WC. Grey heated towel rail. Extractor. Tiled floor. Illuminated wall-mounted mirror.

STORAGE ROOM 6'3" x 5'0" (1.92 x 1.53)

A sizeable area currently housing the consumer unit and meters. Fitted out with shelving and offering useful storage space.

WHITewater COURT

Whitewater Court offers communal facilities including a laundry room, a residents' suite which hosts regular events and guest sleeping arrangements. Outside, the gardens wrap around the building with a rooftop garden and parking.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

Whitewater Court Lease Information

Lease - 125 Years From 2004

Ground Rent - £281.02 payable every 6 months to Blair Estates Ltd

Service Charge - £3,020.30 payable every 6 months to First Port

WHAT3WORDS

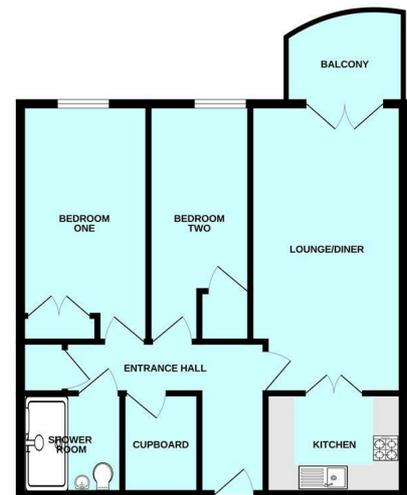
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Area Map



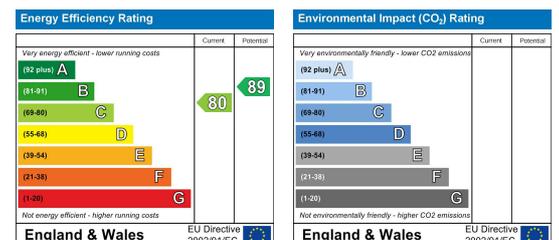
Floor Plans

GROUND FLOOR



Made with Energy CADS

Energy Efficiency Graph



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