



## 31 Station Road

Plympton, Plymouth, PL7 2FR

**£160,000**



2nd floor flat situated in the popular Hillside Court residential home development, conveniently located a short distance away from the Ridgeway & being offered with no onward chain. The accommodation includes an entrance hall, lounge/diner, kitchen, bedroom & shower room. The complex offers communal facilities including a lounge, laundry & guest room with gardens & ample parking. The property is in good condition throughout & also benefits from an extended balcony.



## HILLSIDE COURT, STATION ROAD, PLYMPTON, PLYMOUTH P

### ACCOMMODATION

Wooden door opening into the entrance hall.

#### ENTRANCE HALL 7'1" x 7'0" (2.17 x 2.14)

Doors providing access to the lounge/diner, bedroom and shower room. 2 storage cupboards.

#### LOUNGE/DINER 18'6" x 10'11" going to 14'7" (5.65 x 3.33 going to 4.45)

Double wooden doors with inset patterned glass opening into the kitchen. uPVC double-glazed window to the side elevation. uPVC double-glazed door opening onto the balcony.

#### KITCHEN 7'4" x 6'0" (2.24 x 1.84)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an 4-ring electric hob and an inset stainless-steel sink with mixer tap. Integrated electric oven with an extraction fan above. Under-counter fridge and freezer. uPVC double-glazed Velux window.

#### BEDROOM 14'6" x 9'5" (4.42 x 2.89)

Built-in wardrobe with concertina-style mirrored doors. uPVC double-glazed window to the side elevation.

#### SHOWER ROOM 6'10" x 5'7" (2.09 x 1.71)

Fully-tiled and fitted with a matching suite comprising a shower cubicle, wash handbasin set onto a storage unit and a close-coupled wc. White heated towel rail.

### 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 mains electricity, water and drainage.

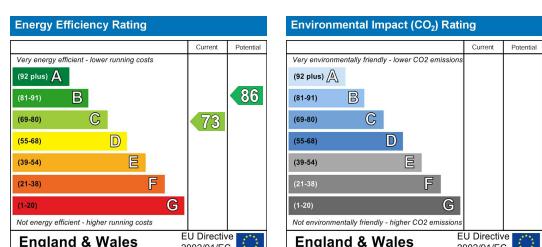
### Area Map



### Floor Plans



### Energy Efficiency Graph



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