Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Flat 57 Hillside Court 31 Station Road

Plympton, Plymouth, PL7 2FR

£160,000

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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.

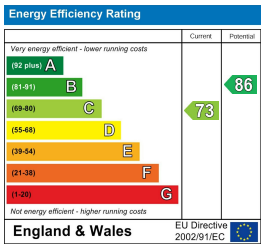
Area Map

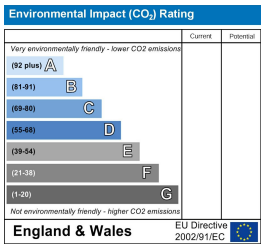


Floor Plans



Energy Efficiency Graph





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