



18 Highbridge Court, Ridgeway

Plympton, Plymouth, PL7 2AR

Offers Over £100,000



Conveniently located on The Ridgeway shopping area is this beautifully presented 1-bedroom first floor retirement apartment. The accommodation is spacious throughout & comprises an entrance hall, lounge/diner, kitchen & shower room. This McCarthy & Stone complex is available to the over 60s and also offers a communal lounge, laundry room, gardens with seating area and parking to the rear. No chain



APARTMENT 18, HIGHBRIDGE COURT, PLYMOUTH PL7 2AR

COMMUNAL ENTRANCE

A communal entrance opens into the porch of Highbridge Court with doors opening into the communal lounge area. Access to all the apartments is via the communal lift or staircase to all floors.

ENTRANCE TO APARTMENT

A wooden door opens into the apartment.

ENTRANCE HALL 9'1" x 4'0" (2.77 x 1.23)

Doors leading off to the lounge/diner, bedroom, shower room and two cupboards (one of which houses the hot water boiler and the other the electric meters). Emergency pull cord. Entry phone system.

LOUNGE/DINER 17'6" x 10'2" + door access (5.34 x 3.11 + door access)

Feature fireplace with wood mantel, surround and inset electric fan fire. Television point. Emergency pull cord. uPVC double-glazed window and door to the rear opening to a Juliet balcony. Twin wooden doors with glazed panels opening into the kitchen.

KITCHEN 7'3" x 6'11". (2.22 x 2.13.)

Matching base and wall-mounted units with with an integrated oven, separate fridge and freezer (included in the sale). Roll-edged laminate work surfaces with an inset stainless-steel sink unit and single-drainer with a 4-ring ceramic hob and a filter hood over. Tiled splash-back. uPVC double-glazed window to the rear. Wall-mounted electric fan heater. Emergency pull cord.

BEDROOM 12'3" x 9'1" (3.75 x 2.78)

Mirrored wardrobes with twin bi-folding doors, shelving and hanging rail. Emergency pull cord. uPVC double-glazed window to the rear.

SHOWER ROOM 7'0" x 5'6" (2.14 x 1.7)

Matching suite comprising a large shower cubicle with fitted Mira shower and shower seat, close-coupled wc and wash hand basin set into vanity storage cupboards below. Heated towel rail. Wall-mounted electric fan heater. Tiled walls. Vinyl flooring. Extractor fan.

OUTSIDE

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

AGENT'S NOTE

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

Lease 125 years from 2004

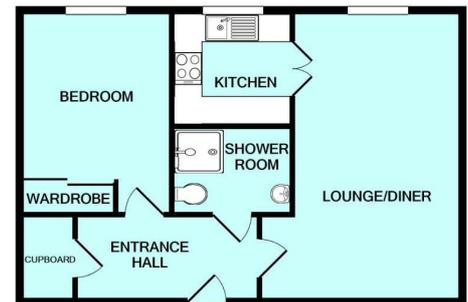
Annual Service Charge - Approximately £3,020

Annual Ground Rent - Approximately £395

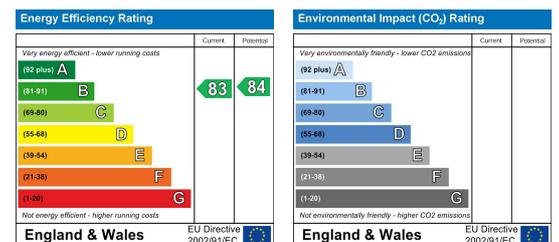
Area Map



Floor Plans



Energy Efficiency Graph



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