



## 29 Horn Lane

Plymstock, Plymouth, PL9 9BR

£170,000



Located in central Plymstock is this purpose built flat being sold with no onward chain. The accommodation includes 2 bedrooms, an open plan living kitchen/ dining area and a modern bathroom. Gas central heating and double glazing. Allocated parking space and use of the communal garden.



## ROWETHORPE, HORN LANE, PLYMSTOCK, PL9 9BR

### ACCOMMODATION

Communal entrance door with entry phone system. Stairs rising to the first floor. The door to the left is the access into the apartment.

### LOBBY

Loft hatch. Storage cupboard with gas boiler. Doors providing access to the accommodation.

### BEDROOM TWO 9'7" x 5'8" (2.93 x 1.75m)

Obscured double-glazed window to the rear.

### BEDROOM ONE 10'11" x 10'2" (3.35 x 3.12)

Double-glazed window to the side.

### BATHROOM 7'2" x 5'7" (2.20 x 1.72)

Fitted with a white modern suite comprising panel bath with mixer tap, spray attachment, shower screen and tiled area surround, pedestal wash handbasin and low-level wc. Obscured double-glazed window to the side. Built-in extractor fan.

### OPEN PLAN LOUNGE/KITCHEN 17'3" x 15'0" (5.26 x 4.59)

A bright open plan area with double doors and a Juliette balcony to the front elevation. Window to the side. Wood-effect laminate floor. The kitchen is fitted with a range of matching eye-level and base units incorporating an inset single-drainer sink unit with mixer tap, built-in electric hob and oven with extractor hood above. Integrated fridge/freezer.

### OUTSIDE

To the front of the building there is an allocated parking space and visitor parking. To the side of the building there is a communal garden area including the use of a washing line.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

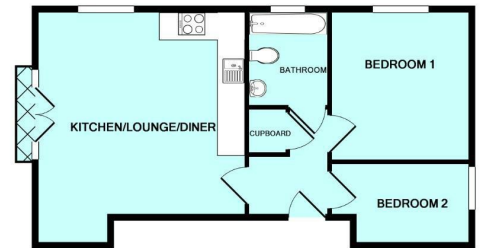
### AGENT'S NOTE

The property is leasehold with 106 years remaining on a 125 year lease. The ground rent is approximately £100 per annum and the service charge is £1140 per annum.

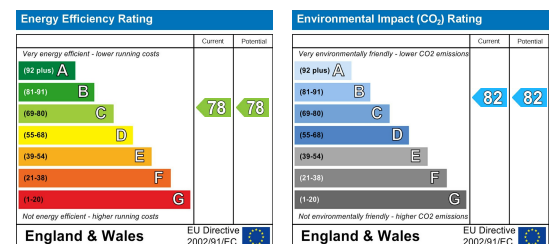
### Area Map



### Floor Plans



### Energy Efficiency Graph



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