# Julian Marks | PEOPLE, PASSION AND SERVICE



# Flat 3 34 Holland Road

Plymstock, Plymouth, PL9 9BN

£186,950









Purpose-built 1st floor apartment in a gated development, close to central Plymstock, within easy reach of local amenities, comprising hallway & open plan lounge/dining room, kitchen, 2 double bedrooms & bathroom. uPVC double-glazing & gas under-floor heating. Communal gardens. Private parking & additional visitor spaces.



#### FLAT 3, 34 HOLLAND RD, PLYMSTOCK, PL9 9BN

#### **ACCOMMODATION**

Hardwood front door, with feature inset obscured leaded glass, opening into the hallway.

#### **HALLWAY**

Providing access to the accommodation. Matching hardwood internal doors. Coved ceiling. Overhead cupboard housing the consumer unit.

#### LOUNGE/DINING ROOM 21'10 x 11'11 (6.65m x 3.63m)

An open plan room with coved ceiling and spotlighting throughout. uPVC double-glazed window. uPVC double-glazed doors opening onto a balcony providing a lovely outlook over the communal gardens and beyond. Open plan access through into the kitchen. Wall-mounted entry phone system.

#### KITCHEN 8'4 x 6'7 (2.54m x 2.01m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel 1½ bowl single-drainer sink unit. Appliances include a built-in oven, inset 4-burner gas hob with cooker hood above, dishwasher, fridge, freezer and a washer/dryer. Tiled floor. Spotlighting.

## BEDROOM ONE 13'2 x 8'7 (4.01m x 2.62m)

uPVC double-glazed window. Coved ceiling. Recessed cupboard with twin hardwood doors housing the wall-mounted gas boiler.

# BEDROOM TWO 13'2 x 8'7 (4.01m x 2.62m)

uPVC double-glazed window. Coved ceiling.

#### BATHROOM 7' x 6'8 (2.13m x 2.03m)

Fitted with a white suite comprising bath with shower system and glass screen over, wash handbasin and wc set into a cabinet providing storage and concealing the cistern. Additional wall-mounted bathroom cabinet with mirrored doors. Wall-mounted light with integral shaver point. Partly-tiled walls - fully-tiled around the bath. Coved ceiling. Spotlighting. Chrome electric heated towel rail. Tiled floor, Extractor.

#### **OUTSIDE**

Within the grounds there are communal gardens with private parking and additional visitor parking. To the rear there is a private balcony.

#### **COUNCIL TAX**

Plymouth City Council Council tax band B

#### **SERVICES**

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

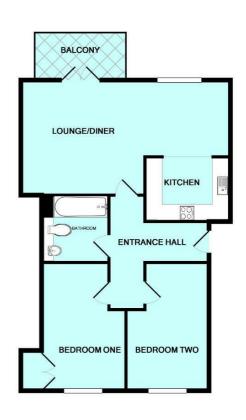
### **AGENT'S NOTE**

The property is leasehold with a 980 years remaining on a 999 year lease. The service charge is £333.85 per quarter (£1335.40 per annum) and the ground rent is £127 per annum.

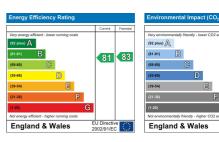
#### **Area Map**



#### Floor Plans



# **Energy Efficiency Graph**



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