



## Flat 20 Magnolia Court Horn Cross Road

Plymstock, Plymouth, PL9 9WH

**£115,000**



Nicely-presented purpose-built second floor apartment in a lovely position within the development enjoying fantastic views towards Burrow Hill. The accommodation briefly comprises an entrance hall, living room, kitchen, double bedroom with wardrobe & shower room. Double-glazing & electric heating. No onward chain.





MAGNOLIA COURT, PLYMSTOCK, PL9 9WH

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 6'10 x 4'7 (2.08m x 1.40m)

Providing access to the accommodation. Loft hatch. Boiler cupboard also fitted with a slatted shelf.

LIVING ROOM 17' x 11'2 at widest point (5.18m x 3.40m at widest point)

Ample space for seating and dining. Westerly facing window enjoying the afternoon sun and providing lovely views towards Burrow Hill. Glazed double doors opening into the kitchen.

KITCHEN 8'11 x 5'8 (2.72m x 1.73m)

Range of base and wall-mounted cabinets with matching fascias work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven. Separate hob with a cooker hood above. Space for a fridge and freezer beneath the work surface. West-facing window enjoying the afternoon sun and providing views towards Burrow Hill.

DOUBLE BEDROOM 17'8 to wardrobe rear x 8'7 (5.38m to wardrobe rear x 2.62m)

West-facing window with views. Wardrobe with bi-folding mirrored doors.

SHOWER ROOM 6'10 x 5'6 (2.08m x 1.68m)

Comprising an enclosed double-sized shower, wc and basin with a cabinet beneath. Wall-mounted mirror with a light and shaver point above. Wall-mounted electric fan heater. Fully-tiled walls.

Magnolia Court

Magnolia Court is surrounded by well-maintained, level communal gardens which surround Maple and Magnolia Court, available for all to use, and looked after within the maintenance agreement. Other communal facilities include a residents' lounge, laundry room and a service lift.

AGENT'S NOTE

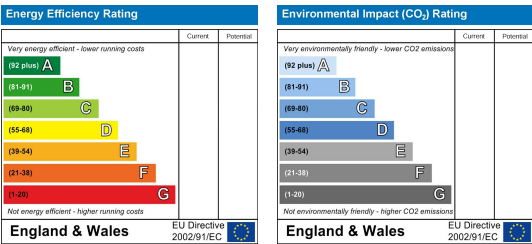
Plymouth City Council- council tax band A  
Leasehold. 125 year lease starting from October 1st 2003.  
Ground rent- £365 per annum.  
Service charge- £2,193.12 per annum.

Area Map



Floor Plans

Energy Efficiency Graph



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