



## 34 Holland Road

Plymstock, Plymouth, PL9 9BN

£179,950



Spend time in viewing this delightful & beautifully-presented 2-bedroom top floor apartment. It is located in central Plymstock and conveniently for the local shops and amenities. The property is located within a gated private development of flats and has the use of the communal gardens and has its own allocated parking space along with the use of visitor spaces. The accommodation briefly comprises an entrance hall, 2 bedrooms, modern bathroom and a lovely open kitchen/dining/living area. Double-glazing & central heating.



## HOLLAND ROAD, PLYMSTOCK, PL9 9BN

### ACCOMMODATION

Access to the property is gained via a gated entrance, both pedestrian and vehicular. Entry phone system into the block. Stairs rising to the top floor. Wooden entrance door leading into the hallway.

### ENTRANCE HALL

Providing access to the accommodation.

### KITCHEN/LIVING/DINING ROOM 22'1" x 17'7" narrowing to 9'9" (6.75 x 5.38 narrowing to 2.99)

A dual aspect room with double-glazed windows to the side and rear elevations. Within the kitchen area there is a series of matching eye-level and base units with rolled-edge work surfaces. Built-in 4-ring gas hob with an electric oven beneath and a built-in extractor above. Stainless-steel single bowl single drainer sink unit with mixer tap. Built-in slimline dishwasher and washer/dryer. Integrated fridge and freezer. Sloping ceiling to the rear elevation. Eaves storage.

### BEDROOM ONE 11'5" x 10'9" at the widest points (3.49 x 3.29 at the widest points)

Sloping ceiling to the front elevation. Double-glazed window. Built-in eaves storage.

### BEDROOM TWO 12'7" x 9'0" at the widest points (3.86 x 2.75 at the widest points)

Sloping ceiling to the front elevation. Double-glazed window to the front. Eaves storage.

### BATHROOM 8'0" x 6'5" (2.46 x 1.98)

White modern suite comprising a panel bath with twin hand grips, shower unit with a spray attachment, mixer tap and shower screen and curtain, sink unit with a vanity cupboard beneath and a low level toilet. Towel rail/radiator. Tiled floor.

### OUTSIDE

There are well-maintained communal gardens. Allocated parking and visitor spaces.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

### AGENT'S NOTE

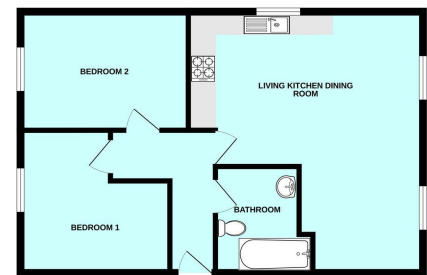
The property is leasehold with 979 years remaining on a 999 year old lease. The service charge is £1445.56 per annum and the ground rent is £773.89 per annum.

### Area Map

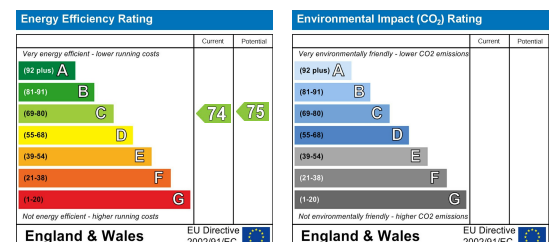


### Floor Plans

GROUND FLOOR



### Energy Efficiency Graph



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