



## Flat 43 Hermitage Court

Ford Park Road, Plymouth, PL4 6QU

£70,000



Self contained flat set at the top of this modern purpose built block developed by McCarthy & Stone. The flat approached by stair or lift access & found at the front of this 4 storey building. Electric & night storage heating. Hall with 5ft deep walk-in storage/airing cupboard housing the Gledhill Pulscoil hot water tank. Spacious lounge/dining room, fitted integrated kitchen, generous-sized double bedroom with built-in wardrobe & a bathroom. Good communal facilities including house manager, on-site car parking available on a first come, first served basis, communal lounge & kitchen, communal laundry room & bin store. Vacant & no onward chain.



## HERMITAGE COURT, FORD PARK ROAD, PLYMOUTH, PL4 6QU

### LOCATION

Hermitage Court is found at the beginning of Ford Park Road with an excellent range of local facilities & amenities found close by including those on Mutley Plain. Nearby shops & easy access into the city.

### FLAT 43

4th floor communal landing with door into;

### HALL

Smoke detector. Door entry phone system. 5ft deep airing cupboard housing the Gledhill pulsacoil hot water tank with dual emersion heaters.

### LOUNGE/DINING ROOM 17'6 x 11'5 max (5.33m x 3.48m max)

Dual aspect with picture window to the front & further window to the side. Ceiling light points. Focal feature fireplace. Creda night storage heating unit. Twin glazed doors into;

### KITCHEN 9' x 5'9 max (2.74m x 1.75m max)

Window to the front. Fitted kitchen with a good range of cupboard & drawer storage set in wall & base units along 3 sides. Roll edge work surfaces. Tiled splash-backs. Stainless steel sink with mixer tap. AEG 4 ring variable-sized electric hob with AEG extractor hood over. AEG built-in oven. Integrated freezer & separate free standing fridge.

### BEDROOM 18'10 x 8'9 (5.74m x 2.67m)

Velux double-glazed window & double-glazed roof light to the front. Ceiling & light point. Night storage heater. Twin bi-fold mirrored doors open to built-in wardrobe.

### BATHROOM

Suites comprising close coupled wc, vanity wash hand basin with cupboard under, mirror & light over. Twin gripped panelled bath with separate baths. Wall mounted thermostatic shower over. Tiled splash-backs. Extractor fan. Creda electric convector heater.

### TENURE

Leasehold with a term of 125 years from 2004, 106 years remaining. Ground rent £197.50 per annum. Annual service charge £3,621.80 per annum to include water rates & building insurance. Residents must be over the age of 60 years or in the case of a couple, one over 60 & the other over 55. Managed by First Port Estate & Management Limited.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

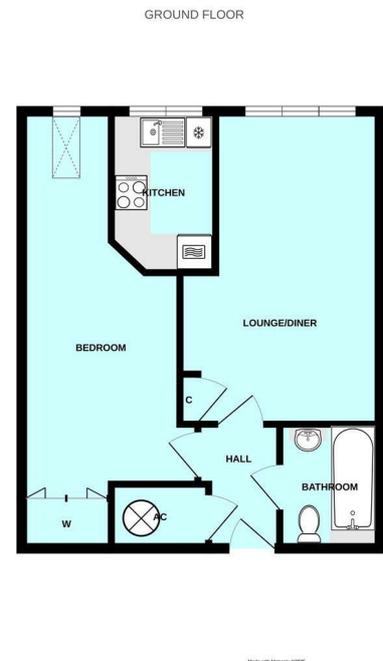
### SERVICES PLYMOUTH

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

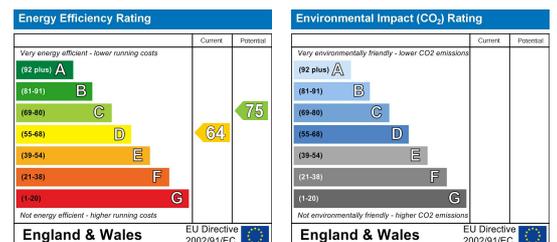
## Area Map



## Floor Plans



## Energy Efficiency Graph



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