



## 8 Olivia Court

Greenbank, Plymouth, PL4 7QX

**Guide Price £150,000**



GUIDE PRICE £150,000 - £155,000. A 2nd floor flat located in Olivia Court being sold with no onward chain. The accommodation briefly comprises an entrance lobby, wide hall, utility room, 26ft living room incorporating lounge/dining room, kitchen, master bedroom with en-suite shower room, double bedroom & separate bathroom. The property has the benefit of a Glow Worm boiler installed in 2022, double-glazing & gas central heating. There is a private allocated parking space in the communal car park.



## OLIVIA COURT, GREENBANK, PLYMOUTH, PL4 7QX

GUIDE PRICE £150,000 - £155,000

### SUMMARY

Olivia Court understood to be a modern block built circa 2002. Comprising a well proportioned 2nd floor flat which has been looked after. Upgraded with replacement Glow Worm boiler in 2022. The benefit of double-glazing & gas central heating. The property approached from the rear via a glazed door with secure entry phone system opening into the communal hall with staircase rising to the flat. The flat itself with entrance lobby, this giving access to a wide hall, boiler & storage cupboard housing the Glow Worm Energy 30c gas fired boiler which services the central heating & domestic hot water. A useful utility room with work surface, space & plumbing for a washing machine & freezer. A generous-sized living room incorporating a spacious lounge/dining room over 26ft long with 4 windows to the front. Openly connected to the fitted kitchen with 4 ring gas hob & extractor hood over, Indesit electric oven under & space for fridge. A generous-sized master bedroom with fitted wardrobes & en-suite shower room with white suite comprising wc, wash hand basin & shower. A second generous-sized double bedroom also with fitted wardrobes. A separate bathroom with white modern suite comprising wc, wash hand basin & panelled bath with Mira select mixer thermostatic shower over.

### ACCOMMODATION

#### GROUND FLOOR

Communal hall & staircase to;

#### SECOND FLOOR

#### COMMUNAL LANDING

#### NUMBER 8

ENTRANCE LOBBY 3'3 x 2'10 (0.99m x 0.86m)

HALL 3'6 wide (1.07m wide)

LOUNGE/DINING ROOM 26'9 x 12'11 (8.15m x 3.94m)

KITCHEN 7'8 x 7'4 (2.34m x 2.24m)

MASTER BEDROOM 9'8 x 13'1 in part 18'3 maximum (2.95m x 3.99m in part 5.56m maximum)

EN-SUITE SHOWER ROOM 8' x 6'2 maximum (2.44m x 1.88m maximum)

BEDROOM TWO 9'8 x 13'9 (2.95m x 4.19m)

BATHROOM 7'6 x 5'10 (2.29m x 1.78m)

UTILITY ROOM 6'4 x 4'9 maximum (1.93m x 1.45m maximum)

#### EXTERNALLY

A small area of communal garden. Private residents car park. Allocated parking space.

#### TENURE

A term of 999 years from January 2002 with 975 years remaining. A ground rent of £71 per annum. Managed by Firstport Management Company. Maintenance/service charge of £1,955.70 per annum.

#### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

#### SERVICES PLYMOUTH

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

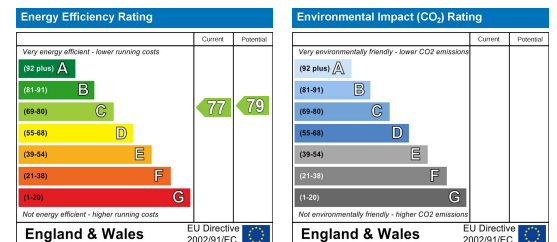
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.