



## 31 Hillside Court

Station Road, Plympton, PL7 2FR

**£150,000**



Delightful top floor retirement flat situated in the delightful Hillside Court, McCarthy & Stone development in Plympton. The accommodation comprises an entrance hall, lounge/diner with balcony, kitchen, bedroom & bathroom. Communal lounge & laundry room. Communal gardens with parking available on a 'first-come first-served' basis. No onward chain.





HILLSIDE COURT, PLYMPTON, PLYMOUTH PL7 2FR

ACCOMMODATION

Wooden door opening into the entrance hall.

ENTRANCE HALL 6'11" x 7'8" (2.110 x 2.350)

Newly-fitted parquet-style flooring. Large shelved storage cupboard housing the hot water cylinder. Further storage cupboard housing the consumer unit and electric meters. Doors leading to the lounge, bedroom and shower room.

LOUNGE 15'11" x 10'9" (4.862 x 3.29)

Feature electric fireplace with surround. uPVC double-glazed doors providing access to the balcony. uPVC double-glazed window to the rear elevation. Double wooden doors with obscured inset panels, providing access into the kitchen.

KITCHEN 5'2" x 7'5" (1.591 x 2.266)

Fitted with a matching range of base and wall-mounted units incorporating roll-edged laminate work surfaces with inset AEG electric hob and extraction over, inset stainless-steel sink and drainer and mixer tap. Integrated AEG oven. Skylight providing natural light throughout the kitchen.

BEDROOM 15'11" x 9'0" (4.861 x 2.756)

Range of built-in wardrobes with glass concertina-style doors. Newly-fitted carpet. uPVC double-glazed window to the rear elevation.

SHOWER ROOM 6'10" x 5'7" (2.093 x 1.707)

Shower cubicle with mains-fed shower, vanity-style sink unit and a close-coupled wc. Electric heated towel rail. Newly-fitted parquet-style flooring. Tiled walls. Dimplex wall heater. Extractor fan.

COMMUNAL FACILITIES

The gardens are beautifully maintained and circumnavigate the entire building with an array of mature trees, shrubs, plants & fantastic lawned areas with places to sit & enjoy the surroundings. Parking is available on site on a 'first come, first served' basis.

Hillside Court Development

Hillside Court is one of the most sought after McCarthy & Stone developments in Plymouth, with an on-site house manager and secure entry system. Panic buttons are available which alert the in-house manager and there is an out-of-hours care line for any emergencies.

Hillside Court Lease Information

125 years from 1 November 2007  
Annual rent £425 (1 bed)  
Annual current Service Charge (2023/24) £3,043.36

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

The property is connected to mains electricity, water and drainage.

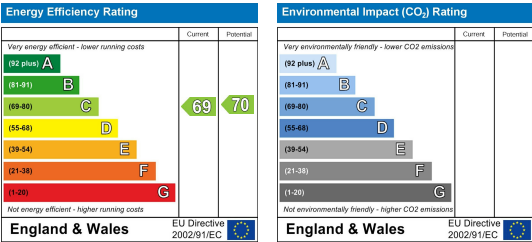
Area Map



Floor Plans



Energy Efficiency Graph



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