



53 Hillside Court 31 Station Road

Plympton, Plymouth, PL7 2FR

£160,000



Bright, spacious 2nd floor retirement apartment in the popular Hillside Court complex, briefly comprising an entrance hall, lounge/diner, kitchen, bedroom & shower room. The property has been well maintained throughout & also enjoys the communal facilities including a lounge, the gardens, parking, a laundry room & guest accommodation.



HILLSIDE COURT, PLYMPTON, PLYMOUTH PL7 2FR

ACCOMMODATION

Wooden door opening into the entrance hall.

ENTRANCE HALL 8'9" x 4'7" (2.68 x 1.42)

Doors providing access to the lounge/diner, bedroom and the shower room. Storage cupboard.

LOUNGE/DINER 17'4" x 12'7" narr to 8'4" (5.29 x 3.86 narr to 2.56)

An 'L'-shaped room with an electric fireplace set onto a marble-effect hearth with surround and wooden mantel over. uPVC double-glazed door opening to a Juliette balcony, overlooking the communal garden. Double wooden doors with inset panelling opening to the kitchen.

KITCHEN 7'4" x 6'0" (2.24 x 1.85)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset 4-ring electric hob and extractor over. Inset stainless-steel sink unit with mixer tap. Integrated oven, fridge and freezer. Free-standing. Whirlpool dishwasher. uPVC double-glazed window to the rear elevation.

BEDROOM 12'4" x 8'10" (3.77 x 2.70)

Built-in concertina-style mirrored wardrobe. uPVC double-glazed window to the rear elevation.

SHOWER ROOM 8'7" x 8'4" (2.62 x 2.55)

Walk-in shower, vanity storage unit with inset wash handbasin and low-level wc. Storage cupboard. Extraction.

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.

LEASE INFORMATION

Lease 125 years from 2007
Annual Service Charge - £3,121.14
Annual Ground Rent - £425

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

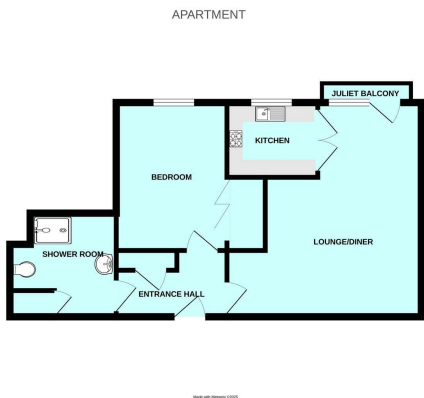
SERVICES

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

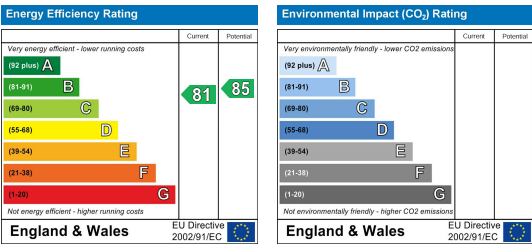
Area Map



Floor Plans



Energy Efficiency Graph



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