



## 15 Ridge Park Road

Plympton, Plympton, PL7 2FG

**Offers In The Region Of £280,000**



Ground floor apartment, situated in a small complex, within walking distance of the Ridgeway. Fitted to a high specification with a video phone entry system, the accommodation briefly comprises an open plan lounge/diner, modern fitted kitchen, 2 double bedrooms, an ensuite shower room & an additional shower room. Gas central heating & under-floor heating. Private, allocated under-ground parking space. Communal garden.



RIDGE PARK ROAD, PLYMPTON, PLYMOUTH PL7 2FG

ACCOMMODATION

COMMUNAL ENTRANCE

Video entry phone system with door into communal lobby with lift to all floors and garage areas. Door to staircase giving access to the first and second floors. Door into the inner communal hallway.

COMMUNAL HALLWAY

Door providing access into the apartment.

ENTRANCE HALL

Wall-mounted video phone entry system. Wooden floor with under-floor heating. Doors providing access to the lounge, bedrooms and bathroom. Boiler cupboard. Storage cupboard.

LOUNGE/DINER 17'2" x 11'3" (5.24 x 3.43)

Wall-mounted contemporary electric fire. Wooden flooring with under-floor heating. Ceiling spotlighting. uPVC double-glazed sash bay window to the the overlooking the rear garden. Open plan access into the kitchen.

KITCHEN 11'3" x 6'9" (3.45 x 2.08)

Fitted with a range of matching base and wall-mounted units incorporating granite work surface with inset 5-burner gas hob, filter hood and inset stainless-steel unit with mixer tap. Integrated fridge, freezer, double oven, dishwasher and washer/dryer.

BEDROOM ONE 12'11" x 8'8" (3.96 x 2.66)

Range of fitted bedroom furniture including twin wardrobes and bedside cabinets. Under-floor heating. uPVC double-glazed sash window to the rear. Door opening to the ensuite.

ENSUITE 6'11" x 4'11" (2.13 x 1.52)

Fitted with a matching suite comprising shower cubicle with fitted shower, vanity-style wash handbasin with storage cupboards below and close-coupled wc with hidden cistern. Extractor fan.

BEDROOM TWO 12'11" x 8'7" (3.96 x 2.62)

Under-floor heating. uPVC double-glazed French doors opening to the gardens.

SHOWER ROOM 7'8" x 7'5" (2.34 x 2.27)

Fitted with a matching suite comprising walk-in shower with mixer over, vanity-style wash handbasin with storage cupboards beneath and close-coupled wc with hidden cistern. Fully-tiled walls and floor. Chrome heated towels rail. Extractor fan.

OUTSIDE

Directly behind the apartment is a stone-chipped seating area which leads onto the communal gardens - mainly laid to lawn with a large patio area and well-established shrubs, trees and plants. Secure, underground allocated car parking space.

LEASE INFORMATION

980 years remaining  
Ground rent £175 per annum  
Service charge £2,242.44 per annum which includes water, window communal cleaning and lighting, garden maintenance, building maintenance and buildings insurance.

COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band: C

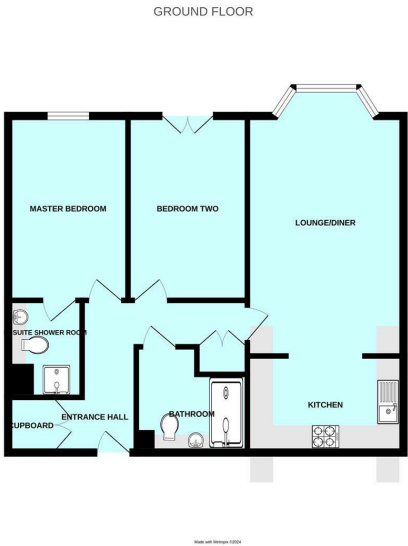
SERVICES

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

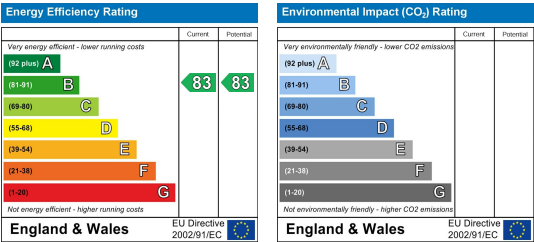
Area Map



Floor Plans



Energy Efficiency Graph



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