



## 10 Consort Close Consort Village

Hartley, Plymouth, PL3 5TX

£300,000



A most well presented, first/second floor maisonette being one of the larger units, having extra space. Formerly three bedrooms, now converted with entrance lobby, hall, spacious separate lounge, modern fitted integrated kitchen/dining room (originally the third bedroom), two double bedrooms, downstairs shower room/WC & spacious first floor bathroom/WC. Private parking space. Delightful communal gardens & grounds. Vacant, no onward chain.





## CONSORT CLOSE, CONSORT VILLAGE, HARTLEY, PL3 5TX

### LOCATION

Set in this popular established complex of Consort village comprising apartments and bungalows which date back circa. 1994/1995. Designed for independent living and people aged over 60. Consort Village provides an excellent range of services and has a village liaison office which organises various events. Having the benefit of attractive landscaped communal gardens and grounds.

### ACCOMMODATION

#### FIRST FLOOR

#### COMMUNAL LANDING

Double glazed door into:

#### 10 CONSORT CLOSE

#### HALL

Electric meter cupboard with consumer unit. Dimplex night storage heating unit. Staircase rises to the upper level. Door to:

#### INNER HALL

Walk in under stairs storage cupboard.

#### LOUNGE 21'1 x 10'8 (6.43m x 3.25m)

Window and French door with Juliet balcony enjoying views looking towards Cornwall in the distance. Coved ceiling. Two sets of multiple bulb points. Dimplex night storage heating unit.

#### SHOWER ROOM 11'4 x 5'11 (3.45m x 1.80m)

Upgraded fittings with Armitage Shanks close coupled WC, pedestal wash hand basin, large shower with Mira Advance electrically heated shower and aqua panels.

#### KITCHEN/DINING ROOM 14'10 x 14'2 overall (4.52m x 4.32m overall)

Two sets of windows across the rear enjoying long views looking towards Cornwall in the distance. Coved ceiling with pendant light point in the dining area and two sets of spot lamps in the kitchen. A modern fitted integrated kitchen with a good range of cupboard and drawer storage set in wall and base units, roll edge work surfaces and tiled splash backs. One and a quarter bowl stainless steel sink with mixer tap. Integrated appliances include Hotpoint four ring variable size Schott Ceran hob with illuminated extractor hood over, dual oven/grill, Hotpoint washing machine and Hotpoint slimline dishwasher. Beko upright fridge/freezer.

#### BEDROOM ONE 17'7 x 9'9 (5.36m x 2.97m)

Two windows to the rear enjoying an outlook over the communal gardens and beyond. Built in bedroom furniture to one end with central dressing table and wardrobes to either side.

#### UPPER LEVEL

#### BEDROOM TWO 20'7 x 20'6 max (6.27m x 6.25m max)

Window to the front and velux double glazed roof light in part sloping ceiling to the rear. Dimplex night storage heating unit. Airing cupboard houses fornic style hot water tank with dual immersion heaters. Door to:

#### BATHROOM 12'11 x 9'4 min (3.94m x 2.84m min)

Double glazed window and low level double glazed window providing fire escape. Corner shelved cupboard, Suite comprising close coupled WC, pedestal wash hand basin and twin grip panelled bath with separate taps and tiled splash backs.

#### EXTERNALLY

Delightful communal gardens and grounds. Private parking space in front marked no.10.

#### AGENT'S NOTE

Tenure - Leasehold. 999 year lease with 970 years remaining. Maintenance charge £525 per quarter.

Plymouth City Council tax - Band C.

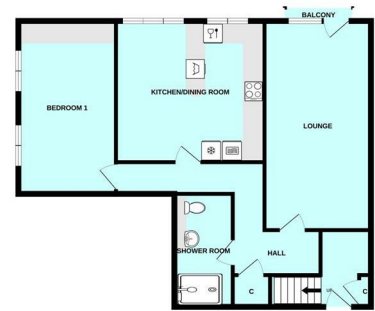
Mains electricity, water and drainage.

## Area Map



## Floor Plans

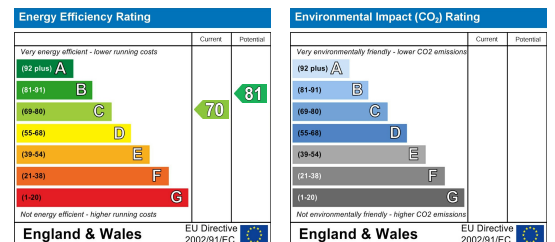
FIRST FLOOR



2ND FLOOR



## Energy Efficiency Graph



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