



**Connells**

Whitewater Court Station Road  
Plympton Plymouth



# Whitewater Court Station Road Plympton Plymouth PL7 2AT

for sale offers in excess of  
**£110,000**



## Property Description

On entering the building there is a disabled lift that leads to the two main lifts that give access to all floors. The property has a library and communal lounge on the first floor, which many of the residents organise small events to take place there. There are communal laundry facilities which are used by the apartments. There is also a good size communal garden at the front and rear of the building.

This apartment is at the rear of the building on the first floor, Which can be accessed by the communal lift and staircase. The property also features a balcony that can be accessed from the Lounge area, this boasts a pleasant amount of space so that you can enjoy the natural light and air with room to enjoy a few potted plants. The apartment has an on site warden who is able to be contacted during the day if there is a problem, and a support alarm system if something happens during the night. The apartment itself boasts a range of accessible features and independence.

## Entrance Hall

Main door access from the corridor leading to lifts, door access to bedroom, cupboard, bathroom and lounge

## Lounge

13' 1" Max x 17' 6" max ( 3.99m Max x 5.33m max )

Well presented lounge with open access to the kitchen area, double glazed window to the rear elevation, two electric heaters, TV and telephone points. The lounge also providing access to the balcony with french doors.

## Kitchen

6' 7" max x 6' 2" max ( 2.01m max x 1.88m max )

Fitted kitchen with wall and base units, oven and hob, extractor hood, stainless steel sink and drain, partly tiled floor

## Bedroom

15' max x 10' 7" max ( 4.57m max x 3.23m max )

Double glazed window to the rear elevation and electric radiator. built in wardrobes/storage space

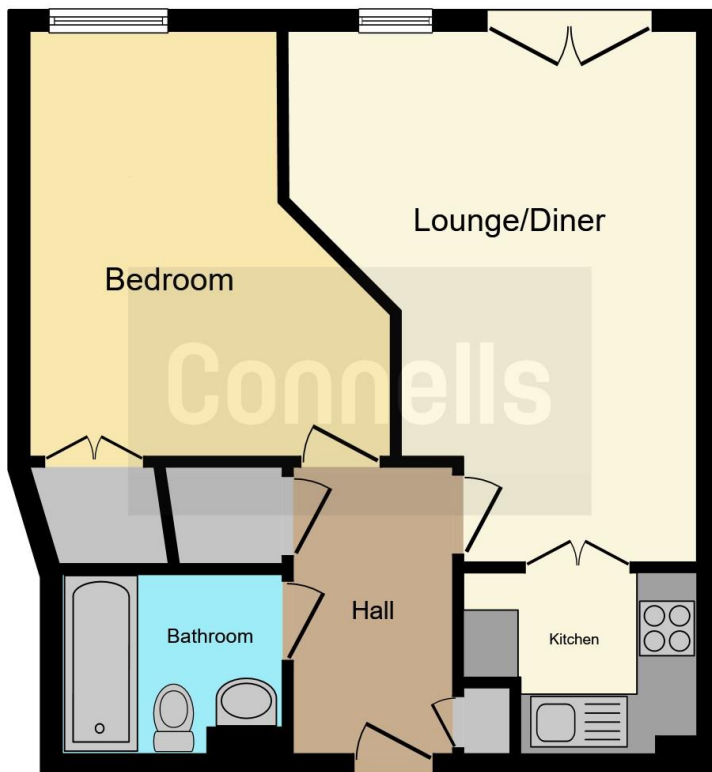
## Bathroom

A good sized bathroom with a bath and over head shower, sink and vanity unit, low level WC, wall mounted mirror and light, heated chrome towel rail, part tiled and cladged, extractor fan

## Parking

Parking options available





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01752 345 135**  
**E [plympton@connells.co.uk](mailto:plympton@connells.co.uk)**

110 Ridgeway Plympton  
 PLYMOUTH PL7 2HN

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 3100.00

Ground Rent:  
 260.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLN306841](http://connells.co.uk/Property/PLN306841)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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