



**Connells**

Whitewater Court Station Road  
Plympton Plymouth



# Whitewater Court Station Road Plympton Plymouth PL7 2AT

for sale guide price  
**£140,000**



## Property Description

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. On entering the building there is a disabled lift that leads to the two main lifts that give access to all floors. There is also a good size communal garden at the front and rear of the building.

This apartment is at the rear corner of the building on the ground floor. The property features two bedrooms, kitchen, shower room and patio doors from the lounge area which lead out to the rear patio 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

Fire door entering the hallway, door access to principal rooms and shower room, electric heater, two storage cupboards, phone entry system

## Lounge/Diner

15' 8" x 11' 6" ( 4.78m x 3.51m )

Double glazed window to the rear elevation and double glazed patio doors leading out to the private patio area. Wall mounted electric fire and two electric heaters. wooden french doors leading to the kitchen, space for dining table

## Kitchen

6' 9" x 11' 9" ( 2.06m x 3.58m )

Fitted kitchen with wall and base units, stainless steel one and half bowl sink and draining board with mixer tap, space for washing machine, integrated fridge freezer, integrated electric oven, electric hob, extractor fan, part tiled

## Bedroom One

16' 3" x 8' 9" ( 4.95m x 2.67m )

Double glazed window to the rear elevation, built in wardrobes, electric heater

## Bedroom Two

12' 6" x 6' 8" ( 3.81m x 2.03m )

Double glazed window to the rear elevation, electric heater

## Shower Room

5' 7 x 7' 6" ( 1.52m 7 x 2.29m )

Double length walk in shower cubicle, wash hand basin and vanity unit, low level wc, fully tiled, wall mounted heated towel rail, extractor fan





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)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/PLN307159](http://connells.co.uk/Property/PLN307159)**

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.



Tenure: Leasehold



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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