



**Station Road, Plympton Plymouth PL7 2FR**

fox & sons

**welcome to**

**Station Road, Plympton Plymouth**

**\*\*\* PRIVATE TERRACE & NO CHAIN \*\*\***

A fantastic opportunity to purchase this one bedroom OVER 60's retirement flat with shared access to a COMMUNAL lounge, LAUNDRY ROOM and GUEST SUITE through a booking service at REASONABLE RATE for guests. Located within close proximity to the RIDGEWAY!



**Entrance Hall**

Two storage cupboards, door to the bathroom, bedroom 1 and lounge.

**Lounge**

Doors to the kitchen and patio door to private outdoor patio with an electric heater.

**Kitchen**

Wall and base units with integrated electric oven and hob, with a separate fridge and freezer. Double glazed window to rear with a sink drainer and fitted mount for a microwave.

**Bedroom 1**

Double glazed window to rear elevation, storage cupboard and electric heater.

**Shower Room**

A walk in main showers with a WC and vanity sink.

**Laundy Room**

Each resident has shared access to the communal laundry room, a short walk from the flat.

**Guest Suite**

The building benefits from a guest suite for shared access through a booking system at reasonable nightly charges.

**Communal Lounge**

Accessed to the left hand side of the main entrance door is the communal lounge, located close to the on-site managers office and accessible toilets.

**Communal Gardens**

The building is sat within well maintained outdoor gardens with a mixture of lawned and seated areas.

**Private Terrace**

A rare opportunity to purchase a flat in the building with its own private terrace.

**Parking**

Numerous parking spaces available shared on a first come first served basis.



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## Station Road, Plympton Plymouth

- Over 60's Only
- Lift Access
- Laundry Room & Guest Suite
- No Chain
- Private Terrace

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3121.14

Ground Rent: 425.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in the region of

**£160,000**



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Property Ref:  
PYP104521 - 0002



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