



Station Road, Plympton Plymouth PL7 2FR

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.

Laundry 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104521 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



fox & sons



01752 344349



plympton@fox-and-sons.co.uk



143 Ridgeway, Plympton, PLYMOUTH, Devon,
PL7 2HJ



fox-and-sons.co.uk