



Flat 18 Maple Court, Horn Cross Road, Plymstock, Plymouth, PL9 9UD

Price £205,000

Being sold with no onward chain is this well-presented purpose-built ground floor retirement flat situated in the popular McCarthy & Stone development which is in the heart of Plymstock.

This ground floor, 2 bedroom, retirement apartment is situated in a desirable location close to the Broadway shopping centre, bus routes into Plymouth and south Devon, local doctor and dentist. The apartment comprises; an entrance hall with two large storage cupboards, a sizeable lounge/diner with a door providing access to the gardens, kitchen, two bedrooms (the main bedroom having fitted wardrobes), and a shower room. Throughout the apartment there is the benefit of the pull cord/button 24 hour alarm call-system in case of emergency.

The development has a communal residents' lounge where regular social events are held. In addition, there is a twin bed guest suite, intercom entry system, laundry room, a lift, and a beautiful private garden with ample seating. On-site parking is available for residents. A house manager is in attendance 5 days a week to ensure the smooth running of the development.

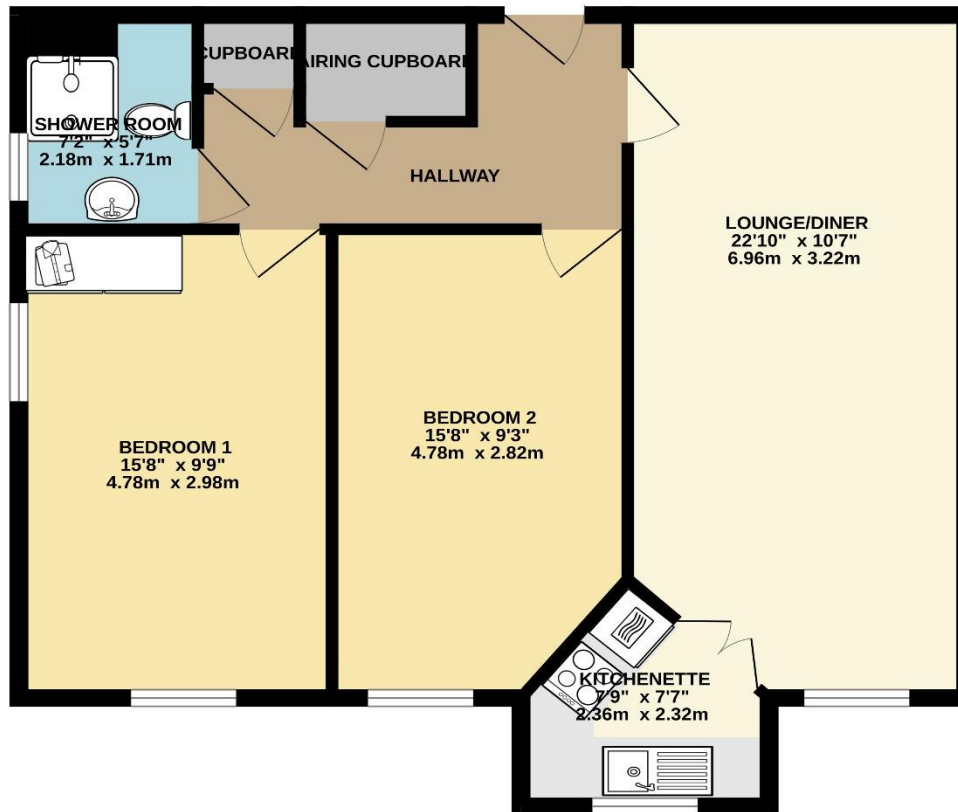
LEASE INFORMATION: We understand the apartment is held on Lease with 104 years remaining and subject to a service charge of approximately £270 per month (subject to annual review) and an annual ground rent of approximately £150 per annum. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 456000**.

www.langtownandcountry.com







TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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