



Flat 40, 31 Station Road, Plympton, Plymouth, Devon, PL7 2FR



# £280,000



Located just a stone's throw from the Ridgeway, this spacious two-bedroom first-floor retirement apartment is available with vacant possession and no onward chain. Ideally positioned to take advantage of the wide range of nearby amenities, this property offers both convenience and comfort. A standout feature is the two private balconies, which overlook the beautifully maintained gardens.

The apartment comprises a lounge/diner, a modern fitted kitchen, two double bedrooms, and a four-piece bathroom suite, including a WC, wash hand basin, bath, and separate shower cubicle.

Residents can enjoy communal facilities, including a laundry room and a guest lounge. Please note that all apartments have an age restriction for over 60s.

We understand the apartment is held on Lease with 107 years remaining and subject to a service charge of approximately £2,340.86 per 6 months from March 2025 but this is subject to change and an annual ground rent of approximately £495.00. 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**.





GROUND FLOOR  
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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