



Asking Price £125,000

Novahomes are delighted to present this well-presented, modern first-floor apartment, ideally located in the sought-after St Mary`s Court development in Plympton. Conveniently situated close to local amenities and public transport links, this attractive property offers comfortable and stylish living throughout. The accommodation comprises an entrance hall, a spacious lounge/dining room, a modern fitted kitchen, a contemporary bathroom, and a generously sized double bedroom. Additional benefits include an allocated parking space and access to well-maintained communal gardens, making this an ideal opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate all this apartment has to offer.

novahomes

Established 2008

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St. Marys Court, Plympton, PL7 4PE

Accommodation Comprises

Communal Entrance - Secure intercomm entrance with steps leading to first floor and flat entrance

Hallway

Living Room 9`6" × 13`8" (2.90m × 4.17m)

Kitchen 9`6" × 6`1" (2.90m × 1.86m)

Bedroom 12`6" × 9`7" (3.81m × 2.92m)

Bathroom 6`7" × 6`1" (2.01m × 1.86m)

Other Information - The property benefits from allocated parking and a communal garden.

Lease Information

Lease Length Remaining - 994

Service Charges - £98.35

Ground Rent - £0

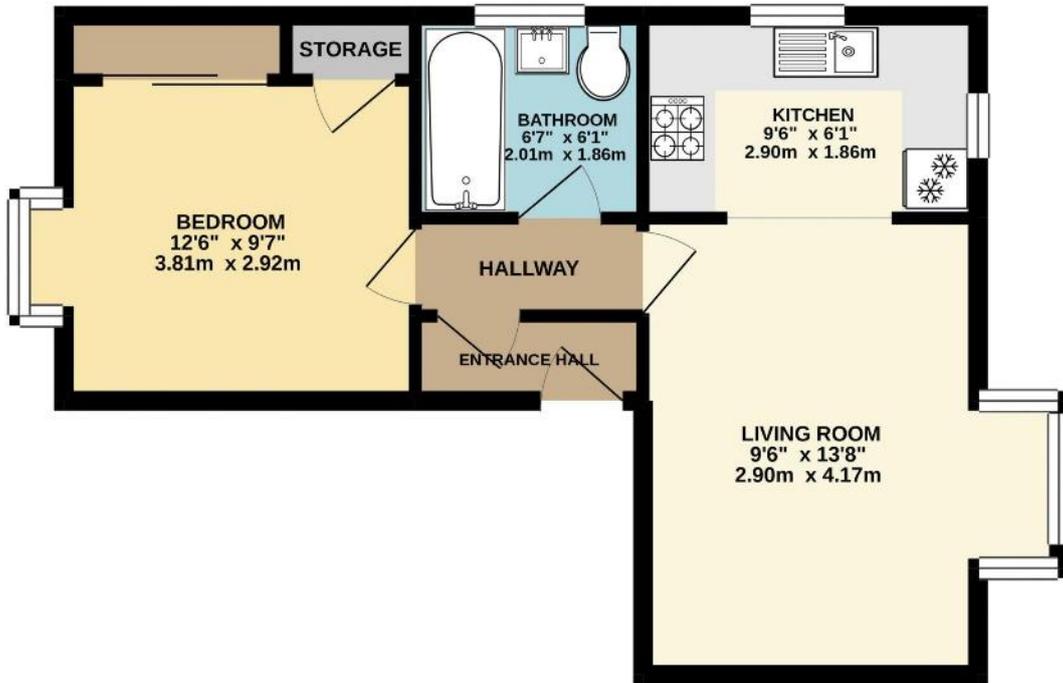
Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





GROUND FLOOR 418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 418 sq.ft. (38.9 sq.m.) approx.
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Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		81	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

