



## Flat 4 29 Horn Lane

Plymstock, Plymouth, PL9 9BR

£169,950



Purpose-built 2 bedroom first floor apartment with light & airy living space. The accommodation briefly comprises an entrance hall, modern open-plan kitchen/living room, 2 bedrooms & a shower room. Double-glazing & central heating. Allocated parking space. No onward chain.



## HORN LANE, PLYMSTOCK, PL9 9BR

### ACCOMMODATION

Door opening into communal hallway. Stairs rising to the first floor. Front door opening into the entrance hall.

### ENTRANCE HALL

Intercom system. Storage cupboard. Loft access. The loft is boarded and has a fitted ladder. Doors providing access to the accommodation.

### OPEN-PLAN KITCHEN/LIVING ROOM 20'0" x 14'9" max dimensions (6.1 x 4.5 max dimensions)

The kitchen area comprises matching wall and base units with rolled-top work surfaces incorporating a stainless-steel sink and drainer with a mixer tap. Built-in electric oven and electric hob. Space for washing machine. The living room area has 2 windows to the front elevation. Space for both seating and dining.

### BEDROOM ONE 10'9" x 10'2" (3.3 x 3.1)

Window to the rear elevation. Velux window.

### BEDROOM TWO 9'6" x 5'6" (2.9 x 1.7)

Window to the rear elevation.

### SHOWER ROOM 6'10" x 5'2" (2.1 x 1.6)

Walk-in mains-fed shower, low level wc with concealed cistern and wash hand basin with cupboard storage beneath. Towel rail/radiator. Extractor fan.

### OUTSIDE

Communal grounds and gardens including an allocated parking and visitor parking.

### AGENT'S NOTE

Plymouth City Council  
Council tax band B

Leasehold

111 years remaining

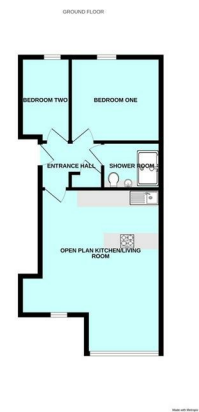
£1262 per annum service charge

£100 per annum ground rent

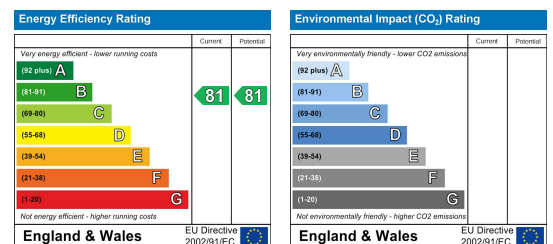
### Area Map



### Floor Plans



### Energy Efficiency Graph



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