



## Horn Cross Road

Plymstock, Plymouth, PL9 9WH

£129,950



Nicely-presented first-floor apartment situated in this highly popular development close to central Plymstock. The accommodation briefly comprises an entrance hall, lounge, kitchen, double bedroom & shower room. There are lovely views towards Burrow Hill. Double-glazing & electric heating. No onward chain.



## MAGNOLIA COURT, HORN CROSS ROAD, PLYMSTOCK, PLY

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Providing access to the accommodation. Recessed boiler cupboard fitted with shelving and hanging rail.

### LOUNGE 17' x 11'1 at widest point (5.18m x 3.38m at widest point)

Ample space for seating and dining. Storage cupboard, also housing the electric meter and consumer unit. Storage heater. Window with views. Glazed double doors opening into the kitchen.

### KITCHEN 9' x 5'8 (2.74m x 1.73m)

Fitted with a range of modern base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel single-drainer sink unit. Built-in oven. Separate hob. Space beneath the work surface for fridge and freezer. Wall-mounted electric fan heater. Window with views.

### BEDROOM 15'7 x 8'7 (4.75m x 2.62m)

Recessed wardrobe with bi-folding mirrored doors and fitted with hanging rail and shelf. Additional bedroom furniture including further wardrobes, cupboards and bedside cabinets. Fitted headboard and matching drawer unit. Storage heater. Window with views.

### SHOWER ROOM 6'10 x 5'7 (2.08m x 1.70m)

Comprising a double-sized shower enclosure, basin with a cabinet beneath and wc. Mirror over the basin with a light and shaver point. Wall-mounted electric heated towel rail. Wall-mounted fan heater. Extractor. Fully-tiled walls.

### Magnolia Court

Magnolia Court is surrounded by well-maintained, level communal gardens which surround Maple and Magnolia Court, available for all to use, and looked after within the maintenance agreement. Other communal facilities include a residents' lounge, laundry room and a service lift.

### AGENT'S NOTE

Plymouth City Council  
Council tax band A

The property is leasehold. The lease length is 125 years starting from 2003.

The ground rent is £182.50 payable every 6 months. Due to be reviewed in 2024 (21 years into lease) and every 23 years thereafter.

The service charge is £228.17 per month and includes: water charges, communal areas & external maintenance and refurbishment, grounds maintenance, alarm system response, building insurance.

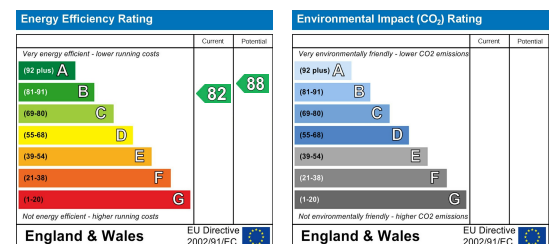
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.