



Maple Court 18 Horn Cross Road

Plymstock, Plymouth, PL9 9UD

£195,000



Being sold with no onward chain is this lovely 2-bedroom ground floor apartment. The apartment is centrally located in Plymstock & convenient to the local range of shops, amenities & local services. The accommodation briefly comprises an entrance hall, lounge/dining room, fitted kitchen, 2 good-sized bedrooms & shower room. Electric heating & double-glazing. Within the development there is a communal lounge, kitchen facilities, laundry room, communal gardens & resident parking available by request.



MAPLE COURT, PLYMSTOCK, PL9 9UD

ACCOMMODATION

Access to the building is via the communal entrance door, with an entry-phone system leading to the apartment entrance.

ENTRANCE HALL

2 storage cupboards, one of which housing the hot water tank. Doorway leading into the lounge/dining room.

LOUNGE/DINING ROOM 23'4" x 10'7" (7.12 x 3.25)

Fireplace with an electric fire. Wall-mounted electric heater. Full-length double-glazed window and double-glazed door leading out onto the communal garden area. Double doors leading into the kitchen.

KITCHEN 7'7" x 7'1" at widest points (2.32 x 2.18 at widest points)

Series of matching beech-effect eye-level and base units with rolled-edge work surfaces. Single drainer, single bowl sink unit. Built-in electric hob with an adjacent electric oven. Space for under-counter fridge and freezer. Double-glazed window to the front elevation. Please note that the white goods in situ, may well be included within the sale price, subject to suitable negotiation.

BEDROOM ONE 15'8" x 9'2" (4.80 x 2.80)

Fitted mirror-fronted wardrobes. Wall-mounted electric heater. Double-glazed window to the front elevation.

BEDROOM TWO 9'2" x 15'7" (2.80 x 4.77)

The wardrobe in situ will be included within the sale of the property. Wall-mounted electric heater. Double-glazed window to the front elevation.

SHOWER ROOM 6'9" x 5'2" (2.08 x 1.60)

Comprising a walk-in shower with a shower unit with a spray attachment, sink unit with a vanity cupboard beneath and a low level toilet. Wall-mounted electric towel rail. Obscured double-glazed window to the side elevation.

Maple Court

Maple Court has communal facilities which are offered to all residents and include a laundry room, lounge with a small kitchen area and gardens. There is also a guest apartment that can be booked for visitors subject to availability. The gardens are looked after within the maintenance agreement.

AGENT'S NOTE

Plymouth City Council
Council tax band B

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

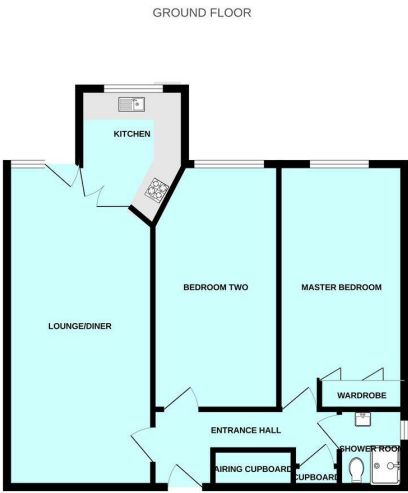
The ground rent is £182.50 payable every 6 months. Due to be reviewed in 2024 (21 years into lease) and every 23 years thereafter.

The service charge is £271.90 per month and includes: water charges, communal areas & external maintenance and refurbishment, grounds maintenance, alarm system response, building insurance.

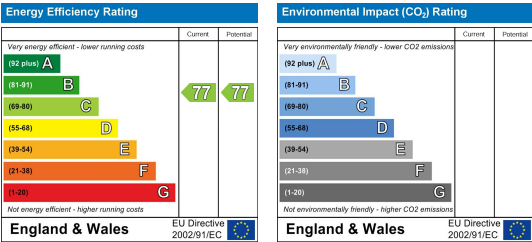
Area Map



Floor Plans



Energy Efficiency Graph



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