



Flat 45 Maple Court Horn Cross Road

Plymstock, Plymouth, PL9 9UD

£135,000



Lovely second floor apartment being sold with no onward chain. Briefly the accommodation comprises an entrance hall, good-sized lounge/dining room, modern fitted kitchen, one double bedroom with a fitted wardrobe & a renewed walk-in shower room. Electric heating & double-glazing. Communal facilities including a laundry, lounge, bin store & communal garden.



MAPLE COURT, PLYMSTOCK, PL9 9UD

ACCOMMODATION

Access to the property is gained via the entrance door leading into the entrance hall.

ENTRANCE HALL

Loft hatch. Built-in storage cupboard housing the consumer unit and electric meters.

WALK-IN STORAGE CUPBOARD 6'3" x 2'9" (1.92 x 0.86)

Good-sized walk-in storage cupboard also housing the hot water cylinder.

LOUNGE/DINING ROOM 19'9" x 10'4" at widest points (6.02 x 3.16 at widest points)

Feature fireplace with inset electric fire. Additional electric heater. Double-glazed window to the side elevation. Double doors leading into the kitchen.

KITCHEN 7'6" x 7'1" at widest points & incl kitchen units (2.31 x 2.17 at widest points & incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit. Fitted electric hob with an extractor hood above and an adjacent electric cooker. Space for a fridge-freezer. Double-glazed window to the side elevation.

BEDROOM 15'8" x 9'3" at widest points (4.80 x 2.84 at widest points)

Full-length mirror-fronted wardrobe. Night storage heater. Double-glazed window to the side elevation.

SHOWER ROOM 6'8" x 5'5" (2.05 x 1.67)

Lovely contemporary-styled recently refurbished suite comprising a walk-in shower with full-length shower screen, seat and shower unit with spray attachment and low level shower tray fitted for ease of access, low level toilet and sink unit with a mixer tap and a storage cupboard beneath. Mirror with light. Electric heater. Built-in extractor.

COUNCIL TAX

Plymouth City Council
Council tax band A

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.

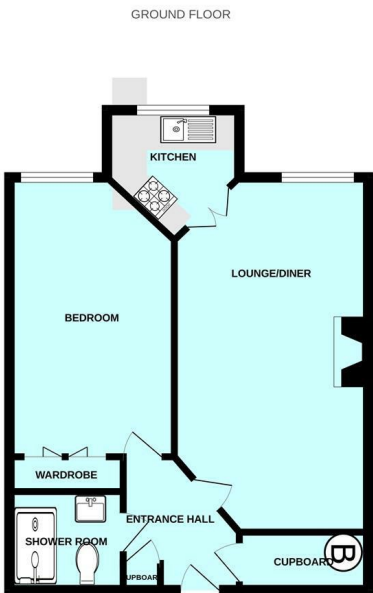
AGENT'S NOTE

The property is leasehold with 103 years remaining on a 125 year lease. The ground rent is £365 per annum and the service charge is £181.97 per month (£2183.64 per annum). There is an additional charge of 1% when selling the property. There is the possibility of 1 car parking space, available on request.

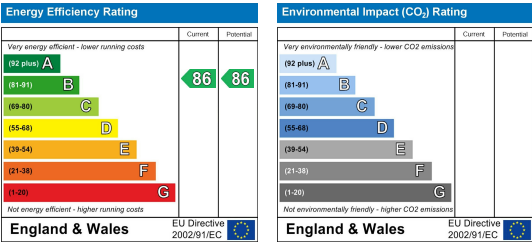
Area Map



Floor Plans



Energy Efficiency Graph



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