



Flat 3 34 Holland Road

Plymstock, Plymouth, PL9 9BN

£186,950



Purpose-built 1st floor apartment in a gated development, close to central Plymstock, within easy reach of local amenities, comprising hallway & open plan lounge/dining room, kitchen, 2 double bedrooms & bathroom. uPVC double-glazing & gas under-floor heating. Communal gardens. Private parking & additional visitor spaces.



FLAT 3, 34 HOLLAND RD, PLYMSTOCK, PL9 9BN

ACCOMMODATION

Hardwood front door, with feature inset obscured leaded glass, opening into the hallway.

HALLWAY

Providing access to the accommodation. Matching hardwood internal doors. Coved ceiling. Overhead cupboard housing the consumer unit.

LOUNGE/DINING ROOM 21'10 x 11'11 (6.65m x 3.63m)

An open plan room with coved ceiling and spotlighting throughout. uPVC double-glazed window. uPVC double-glazed doors opening onto a balcony providing a lovely outlook over the communal gardens and beyond. Open plan access through into the kitchen. Wall-mounted entry phone system.

KITCHEN 8'4 x 6'7 (2.54m x 2.01m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel 1½ bowl single-drainer sink unit. Appliances include a built-in oven, inset 4-burner gas hob with cooker hood above, dishwasher, fridge, freezer and a washer/dryer. Tiled floor. Spotlighting.

BEDROOM ONE 13'2 x 8'7 (4.01m x 2.62m)

uPVC double-glazed window. Coved ceiling. Recessed cupboard with twin hardwood doors housing the wall-mounted gas boiler.

BEDROOM TWO 13'2 x 8'7 (4.01m x 2.62m)

uPVC double-glazed window. Coved ceiling.

BATHROOM 7' x 6'8 (2.13m x 2.03m)

Fitted with a white suite comprising bath with shower system and glass screen over, wash handbasin and wc set into a cabinet providing storage and concealing the cistern. Additional wall-mounted bathroom cabinet with mirrored doors. Wall-mounted light with integral shaver point. Partly-tiled walls - fully-tiled around the bath. Coved ceiling. Spotlighting. Chrome electric heated towel rail. Tiled floor. Extractor.

OUTSIDE

Within the grounds there are communal gardens with private parking and additional visitor parking. To the rear there is a private balcony.

COUNCIL TAX

Plymouth City Council
Council tax band B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

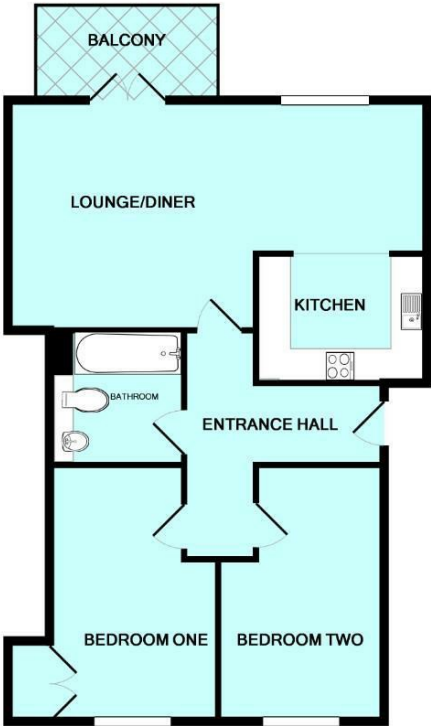
AGENT'S NOTE

The property is leasehold with a 980 years remaining on a 999 year lease. The service charge is £333.85 per quarter (£1335.40 per annum) and the ground rent is £127 per annum.

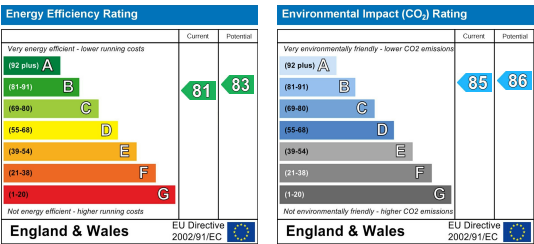
Area Map



Floor Plans



Energy Efficiency Graph



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