



## 22 Consort Close

Consort Village, Hartley, PL3 5TX

£300,000



A well presented 1st/2nd floor maisonette being sold with no onward chain. This property having the benefit of an extra room, double-glazing & electric/night storage heating. Accessed via stair or lift access, from the communal landing a door opening into the spacious hall with staircase rising to the upper level. A large under-stairs storage cupboard. A generous-sized front set double bedroom, a large lounge to the rear, door to the balcony set overlooking the southerly facing communal gardens. A fitted integrated kitchen with Bosch washing machine, upright fridge/freezer, Tricity Bendix oven with extractor over. An extra room comprising a spacious separate dining room or could be used as a 3rd double bedroom. At the upper level, a large master bedroom with walk-in wardrobe & en-suite wc/wash hand basin. A private allocated parking space close by.



## CONSORT CLOSE, CONSORT VILLAGE, PLYMOUTH, PL3 5TX

### LOCATION

Located in the sought after & desirable complex comprising of apartment & bungalows which date back circa 1994/1995. Consort Village providing good back-up & an excellent range of services. Within the complex is a village liaison office, events arranged in the social area & a variety of businesses visit the site regularly. The complex offers good security lying within a gated & walled environment. For example, your apartment can be monitored & looked after when you are away. Consort Village lies within the desirable & popular residential area of Hartley with a good variety of local services & amenities to hand. Access into the city & nearby connection to major routes in other directions.

### ACCOMMODATION

HALL 15'1 x 6'2 (4.60m x 1.88m)

BEDROOM TWO 13' x 11'4 (3.96m x 3.45m)

LOUNGE 17'5 x 12'9 (5.31m x 3.89m)

BALCONY

KITCHEN 7'10 x 6'11 (2.39m x 2.11m)

DINING ROOM/BEDROOM THREE 11'8 x 10'3 (3.56m x 3.12m)

UPPER LEVEL

MASTER BEDROOM 16'5 x 13'8 (5.00m x 4.17m)

EN-SUITE/WC 7'2 x 2'11 (2.18m x 0.89m)

EXTERNALLY

PRIVATE PARKING SPACE MARKED NO. 22

TENURE

Leasehold with a term of a 999 years from 01/01/1995. Rent at a peppercorn. The service charge is currently set at £2,260 per annum which is payable quarterly. This includes up-keep of communal gardens, outdoors maintenance, removal of rubbish etc. Building insurance is currently £183.50 per annum.

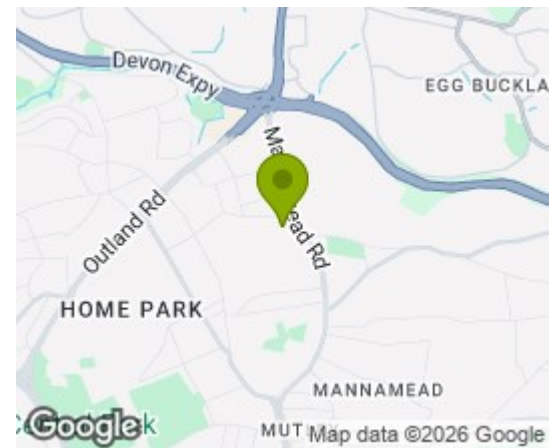
COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

### Area Map



### Floor Plans



2ND FLOOR



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### Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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