

Flat 1, Maple Court, 18 Horn Cross Road, Plymstock, Plymouth, Devon, PL9 9UD

LANG TOWN & COUNTRY
SALES





Price £135,000

Lang Town & Country are delighted to offer this well-presented, purpose-built ground floor retirement apartment, situated within the popular Maple Court development in the heart of Plymstock. Conveniently located just a short distance from the Broadway Shopping Centre, local amenities and bus routes, the property is offered to the market with vacant possession and no onward chain.

The accommodation comprises an entrance hallway leading through to a comfortable lounge/diner, providing a pleasant space for relaxing and dining. There is a modern fitted kitchen offering a range of wall and base units, a good-sized double bedroom benefiting from fitted wardrobes, and a modern shower room. The apartment further benefits from uPVC double glazing and night storage heating.
Maple Court is a well-established retirement development offering a range of communal facilities for residents to enjoy. These include a residents' lounge, communal kitchen and guest suite for visiting family and friends. Additional features include a secure intercom entry system; emergency pull cord system and lift access within the building.

The development enjoys a particularly convenient position in central Plymstock, with the Broadway Shopping Centre within easy walking distance, offering a variety of shops and services including a Post Office, hairdressers, butchers and bakers. Doctors' and dental surgeries are also nearby, along with regular bus services providing access to Plymouth City Centre and surrounding areas.
For those who enjoy the outdoors, the beautiful South Hams countryside and coastline are within easy reach, including Wembury and Heybrook Bay, where scenic walks can be enjoyed along the South West Coast Path.
Offered with no onward chain, this ground floor apartment presents an excellent opportunity for purchasers seeking comfortable, low-maintenance retirement living in a convenient and popular location. An internal viewing is highly recommended.

LEASE INFORMATION: We understand the apartment is held on Lease with 101 years remaining and subject to a service charge of approximately £2,537.16 per year and an annual ground rent of approximately £828.70 Per Annum. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

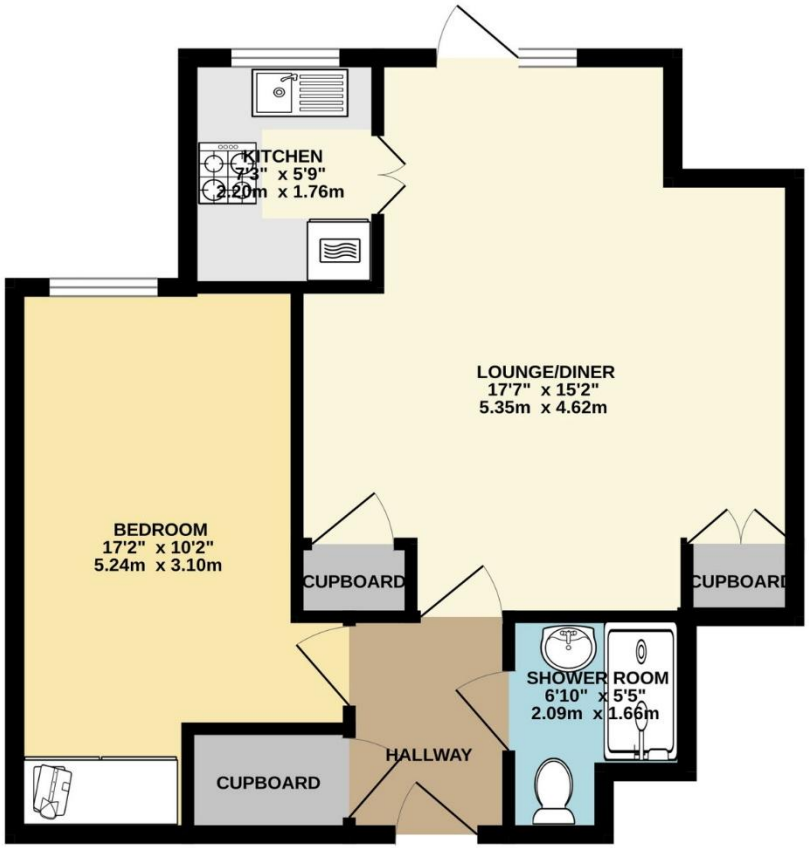
To view this property call Lang Town & Country Estate Agents on 01752 456000








LANG TOWN
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The Laundry Room



TOTAL FLOOR AREA : 500 sq.ft. (46.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Lang Town & Country
6 The Broadway
Plymouth
PL9 7AU
Tel: 01752 456000
Email: plymstock@langtownandcountry.com
www.langtownandcountry.com

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