



33 WHITEWATER COURT, STATION ROAD PLYMPTON, PLYMOUTH, PL7 2AT

**£110,000
LEASEHOLD**

Located close to the Ridgeway in Plympton which offers a wealth of amenities such as swimming pool, bowls and tennis clubs, library and a shopping centre is this First Floor purpose built apartment for Independent living. The property itself is offered with no onward chain, and comprises of lounge/diner with balcony, fitted kitchen with integrated appliances, two bedrooms and a bathroom. The complex has its own development manager and is for over 55's only. There is residents lounge, communal gardens and the possibility of resident parking.



33 WHITEWATER COURT 20

- Purpose Built Retirement Flat • 2 Bedrooms and Bathroom for over 55's
- Lounge/Diner with Balcony, Kitchen with Appliances, Close to Local amenities (Swimming Pool, Library, Shops)
- Communal Gardens, Residents Lounge and Visitors Room
- No Onward Chain



Communal Entrance:

Office for warden and reception. Sliding electric doors.

Stairs or lift to Ground Floor

Ground Floor

Lifts and stairs:

First Floor:

Residents Lounge - Corridor giving access to Flat 33

Hallway:

Door entry system, Cupboard housing hot water tank and doors to:

Lounge/Diner: 4.93m x 2.89m (16'2" x 9'5")

2 x Electric convector heaters, double doors onto the balcony and doors to:

Storage Cupboard 1.94m x 1.61m (6'4" x 5'3")

Large walk in cupboard.

Kitchen: 2.45m x 1.76 (8'0" x 5'9")

Range of wall and base units with work surfaces over and splashbacks. Bowl and a half sink unit, integrated fridge/freezer, washer dryer, oven and electric hob.

Bedroom 1: 4.31m x 2.66m (14'1" x 8'8")

Built in double wardrobe with hanging rail. Electric convector heater and window to the front.

Bedroom 2: 4.31m 1.89m (14'1" 6'2")

Built in cupboard with hanging rail. Electric convector heater and window to the front.

Bathroom:

Bath with shower over and glazed screen. Wash hand basin and low level wc. Towel radiator and extractor.

Useful Information:

Council Tax Band: C £2067.04 (25/26)

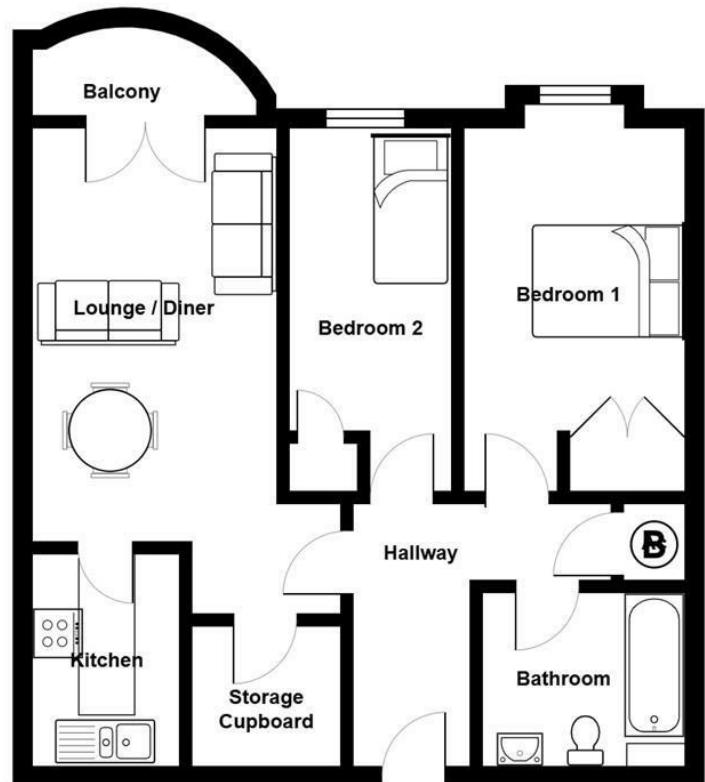
Service Charges: £2412.25 per 6 Months (2025)

Lease: 125 Years from 1/11/2004

Ground Rent: £260pa (2025)

Age Restriction (For the Over 55's)

33 WHITEWATER COURT 20



Total Area: 62.0 m² ... 667 ft²





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 86 | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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