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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



525 SQ.FT



LEASEHOLD

ST MARYS COURT PLYMPTON PL7 4PE

£140,000 - £150,000

Delightful, two double bedroom ground floor flat. Recently redecorated, private patio space, allocated parking & no onward chain.



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St Marys Court is located in the centre of Plympton, giving easy access to local shops, the 21 bus route and the Ridgeway Shopping Centre.

Plympton is a popular suburb in Plymouth which has an abundance of local amenities, including Doctors surgeries, Dentists, Pharmacies, schooling, green spaces and health and leisure centres.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

The Property

Located on the ground floor, you enter the property into an entrance hallway, which has space for shoes and coats, and houses the telephone entry system. There is a door leading into the inner hallway.

The inner hallway gives access to the main living space, both double bedrooms and the shower room.

Both bedrooms are a good double size and have windows to the front elevation. Bedroom one has a range of built in mirrored wardrobes. Bedroom two has two built in storage cupboards, one which houses the hot water heating.

The shower room has tiled walls and a laminate floor, with a low level w/c, hand wash basin and a large shower cubicle. There is an obscured window to the side elevation.

At the rear of the property is the open plan lounge/dining room. There are French doors opening out onto the private patio area and a window to the rear elevation, overlooking the residents gardens. There is a feature fireplace, with an inset electric fire and saloon doors opening through to the kitchen.

The kitchen has a wide range of wall and base mounted units, complete with a roll top work surface. There is plumbing for a washing machine and there is an integral electric fan assisted oven with a four ring ceramic hob over. There are tiled splash backs and dual aspect windows to the side and rear elevations, which both overlook the residents gardens.

Outside

The private patio area is accessed via the open plan lounge/dining room. There is space for a bistro table and chairs.

The property has access to well presented residents gardens. The gardens are mainly laid to lawn, with an array of mature trees, shrubs and bushes. There are communal washing lines available.

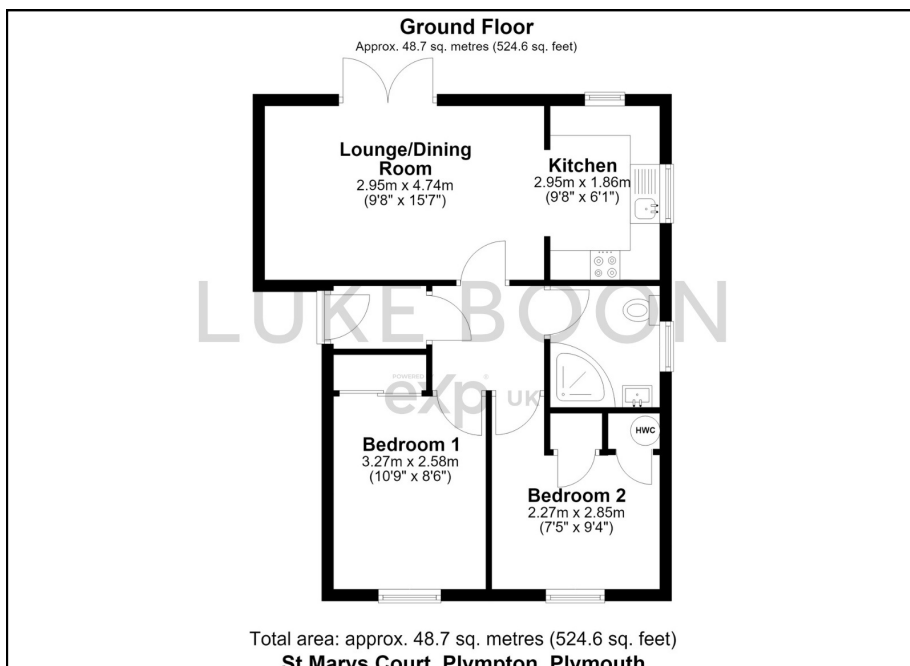
The property has an allocated parking space which is numbered and located close to the property.

Tenure & Services

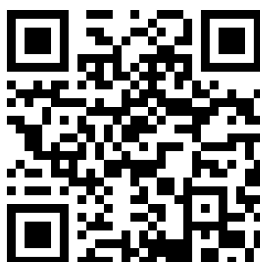
Tenure - Leasehold
Lease Length - 991 Years
Service Charge & Ground Rent - £1440 Per Annum
Services - Mains Water, Electricity, Drainage. Connected to Fibre Broadband
EPC - D 63/74
Council Tax Band - A

Agents Note

The property photos have been staged with AI furniture.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Website Link

Any questions? Want to make an offer?
Please get in touch

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