



## Highbridge Court Ridgeway

Plympton, Plymouth, PL7 2AR

Offers Over £130,000



Ground floor apartment, newly decorated throughout, with no onward chain. Conveniently located on the Ridgeway shopping area, with spacious accommodation comprising an entrance hall, lounge/diner, kitchen, double bedroom & shower room. This McCarthy & Stone complex is available to the over 60s & also offers a communal lounge & laundry room, gardens with seating area & parking to the rear.



## HIGHBRIDGE COURT, PLYMPTON, PLYMOUTH PL7 2AR

### ACCOMMODATION

Wooden door opening into the entrance hall.

### ENTRANCE HALL 8'9" x 4'0" (2.687 x 1.231)

Providing access to the lounge/diner, bedroom, bathroom. Door opening to a large storage cupboard fitted with wooden shelving and housing the water cylinder. Door to further storage cupboard.

### LOUNGE 17'6" x 11'11" (5.345 x 3.639)

Wall-mounted Dimplex electric heater. uPVC double-glazed window to the side elevation. uPVC double-glazed door, also to the side elevation, opening to a Juliette balcony. Wooden doors, with inset glass panels, opening into the kitchen.

### KITCHEN 6'0" x 7'4" (1.851 x 2.247)

Range of matching base and wall-mounted units incorporating a laminate roll-edged work surface with inset 4-ring electric hob and Electrolux cooker hood over. Tiled splash-backs. Stainless-steel sink and drainer. Spaces for a fridge and freezer. Integrated oven. Wall-mounted Dimplex heater. uPVC double-glazed windows to the side elevation.

### BEDROOM ONE 13'3" x 8'11" (4.056 x 2.735)

uPVC double-glazed window to the side elevation. Built-in mirrored wardrobes.

### SHOWER ROOM 6'10" x 5'6" (2.103 x 1.694)

Shower cubicle with a mains-fed shower, vanity wash handbasin with storage beneath and low-level wc. Fully-tiled walls. Wall-mounted mirror and light. Heated towel rail. Wall-mounted Dimplex heater.

### HIGHBRIDGE COMMUNAL FACILITIES

There are communal facilities within Highbridge Court which include a lounge, laundry room and a guest suite which can be booked at a cost.

### LEASE INFORMATION

Lease 125 years from 2004

Annual Service Charge - Approximately £3.474

Annual Ground Rent - Approximately £385

### OUTSIDE

There is a small communal garden with a seating area, parking to the rear and mobility scooter storage.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: A

### WHAT3WORDS

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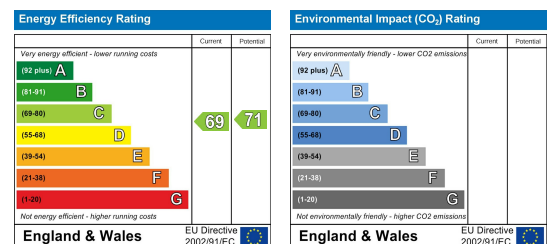
### Area Map



### Floor Plans



### Energy Efficiency Graph



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