



**Connells**

Ridge Park Road  
PLYMOUTH



## Property Description

Situated within a well-maintained and attractive small complex, this beautifully presented two-bedroom apartment is ideally located within easy walking distance of the Ridgeway, offering convenient access to a wide range of local shops, cafes, and amenities.

Finished to a high specification throughout, the property benefits from a secure video phone entry system and offers spacious, well-designed accommodation. The apartment features a bright and contemporary open-plan lounge/diner, seamlessly flowing into a modern fitted kitchen, ideal for both everyday living and entertaining.

There are two generous double bedrooms, with the principal bedroom enjoying the benefit of a stylish ensuite shower room. A further modern bathroom serves the second bedroom and guests alike, finished with quality fittings, also fitted with a shower over the bath.

Additional highlights include gas central heating complemented by under-floor heating, providing comfort and efficiency all year round. The property also comes with a private, underground parking space, along with access to a communal garden, ideal for relaxing outdoors.

This impressive apartment is perfectly suited to professional buyers, downsizers, or investors, combining a high-quality finish with a highly sought-after Plympton location.

## Entrance Hall

Two storage cupboards, door access to bedrooms, living room and bathroom

## Lounge

19' 3" max x 11' 1" max ( 5.87m max x 3.38m max )

Double glazed window to the front aspect, open plan with access to the kitchen

## Kitchen

11' 1" max x 7' max ( 3.38m max x 2.13m max )

Fitted kitchen with wall and base units, induction hob and extractor hood, built in oven, undermount sink, draining board and mixer tap

## Bedroom One

13' 1" max x 8' 9" max ( 3.99m max x 2.67m max )

Double glazed window to the rear aspect, door access to the en-suite

## En-Suite

Shower cubicle, wash hand basin and vanity unit, concealed WC cistern, chrome ladder towel rail, fully tiled

## Bedroom Two

13' 2" max x 8' 7" max ( 4.01m max x 2.62m max )

Double glazed patio doors leading to the balcony

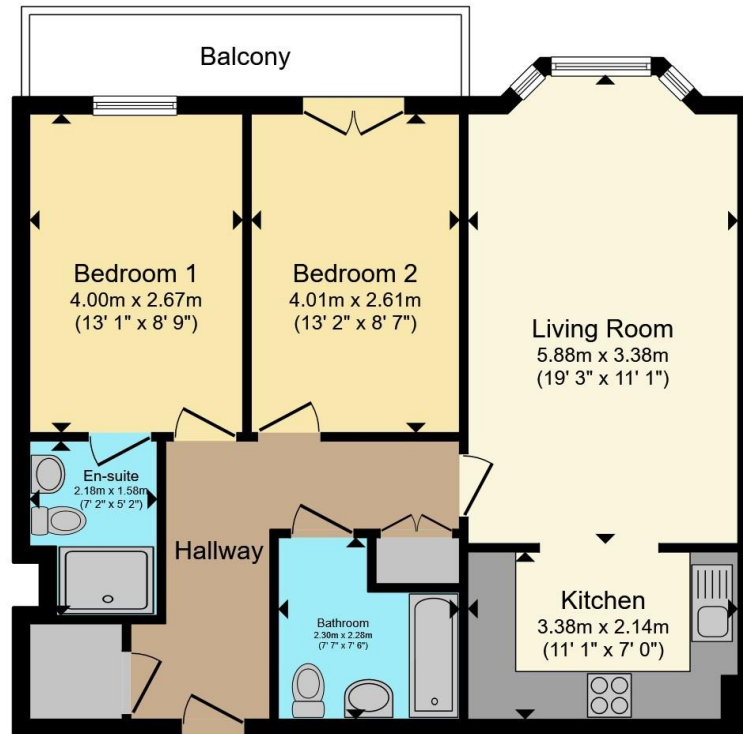
## Bathroom

bath with shower over, wash hand basin and vanity unit, concealed WC cistern, chrome ladder towel rail, fully tiled

## Parking

Underground residents parking





Total floor area 67.8 m<sup>2</sup> (730 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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110 Ridgeway Plympton  
 PLYMOUTH PL7 2HN

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 1240.00

Ground Rent:  
 175.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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