





## Property Description

Situated in the sought-after location of Longcause, PL7, this well-presented one-bedroom first floor flat offers spacious and comfortable living.

The property has recently undergone upgrades including, kitchen and family bathroom. Benefiting from beautiful private rear garden, this home provides both practicality and outdoor space.

Ideal for first-time buyers looking to get onto the property ladder or investors seeking a smart addition to their portfolio. The flat is conveniently located close to local amenities, transport links, and green spaces.

### Entrance Porch

Double glazed door to the side elevation, double glazed window to the rear, two storage cupboards

### Lounge/Diner

16' max x 10' 11" max ( 4.88m max x 3.33m max )

Double glazed window to the front elevation, radiator, Electric Fire with mantle surround. Gas point for fireplace and the original fireplace is behind

### Kitchen

11' 8" max x 7' 2" max ( 3.56m max x 2.18m max )

Double glazed window to the rear elevation, fitted kitchen with wall and base units, space for gas cooker and fridge freezer, sink and draining board with mixer tap, storage cupboard, radiator. Also has electric point to change to electric hob. White goods can be left - cooker, washing machine and fridge

### Bedroom

10' 6" max x 12' 9" max ( 3.20m max x 3.89m max )

Double glazed window to the front elevation, radiator, storage cupboard, loft access

### Bathroom

Bath with electric shower over, double glazed obscure window to the rear, wash hand basin, WC, radiator

### Garden

Spacious south facing garden, decking area, lawn with shed at bottom, patio area





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.focalagent.com](http://www.focalagent.com)



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110 Ridgeway Plympton  
 PLYMOUTH PL7 2HN

EPC Rating: D  
 Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 406.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLN307380](http://connells.co.uk/Property/PLN307380)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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