# FLAT 14 15 RIDGE PARK ROAD

**PLYMOUTH, PL7 2FG**

## GUIDE: £160,000

**LEASEHOLD**

Located a short distance from the Ridgeway and all its local conveniences and offered with no onward chain is this beautifully presented one bedroom flat with a southerly aspect balcony Accommodation comprises lounge/diner, fitted kitchen with integrated appliances and granite worktops, double bedroom and modern shower room. Benefits include electric heating, uPVC double glazing, secure underground parking space and communal gardens. A viewing is highly recommended.

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- First Floor Apartment
- One Bedroom
- Secure Underground Parking
- Lift To All Floors
- Balcony to the Front
- No Onward Chain
- Close to the Ridgeway

Entrance:

Entry phone system through communal doors.

Communal Hallway:

Letter boxes to all flats, door to stairs and lift access.

Flat Entrance:

via Door into:

Hallway:

Door to storage cupboard housing water tank and doors to:

Lounge/Diner: 5.26m x 3.08m (17'3" x 10'1")

uPVC double glazed bay window to the front, wall mounted electric heater and fireplace with electric fire. Opening into:

Kitchen: 2.76m x 2.06m (9'0" x 6'9")

Wall and floor mounted matching units with stone worktops and matching upstands. Under counter sink unit with mixer tap over, fitted gas hob with extractor over and built in eye level oven. Integrated fridge/freezer, dishwasher and space for washing machine.

Bedroom 3.95m x 2.66m (12'11" x 8'8")

uPVC double glazed French doors onto balcony area. Fitted wardrobes and wall mounted electric heater.

Shower Room:

Double shower cubicle with glazed screens, vanity wash basin with cupboard under and low flush W.C. Tiling to all splash back areas and heated towel rail.

Parking:

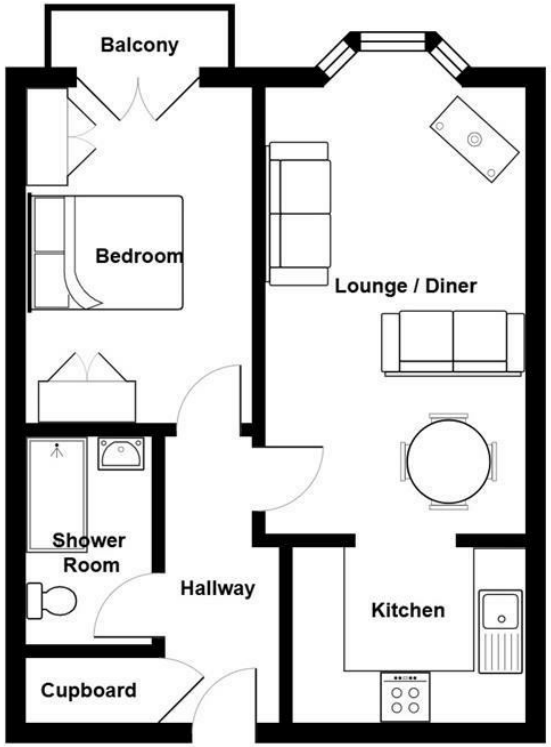
Situated in the basement of the building is an underground parking area where Flat 14 has one allocated space.

Outside:

To the front of the building is a communal garden area with some lawned and stone chip areas and a storage are housing the bins. To the rear is a large Communal garden with seating areas and surrounded with mature bushes and trees. To the side of the building is a driveway leading to a secure underground parking area.

Material Information

* Council Tax Band - B Annual Cost £1808.67
* Construction - Standard
* Lease - 999 years from 2006 (980 approx remaining)
* Service Charge £1494.96 PA approx - Ground Rent £175 PA approx
* Mains gas, electric, sewage and water, Electric Heating,
* Parking - Underground Allocated Parking
* Broadband - Standard-Available, Superfast- Un-available, Ultrafast- Not Available
* Mobile (voice) EE-Likely, Three-Likely, 02-Likely, Vodafone-Limited
* Mobile (data) EE-likely, Three-Likely, 02-Limited, Vodafone-Limited
* Flood Risk - Very Low Risk




Total Area: 44.3 m² ... 477 ft² (excluding balcony)

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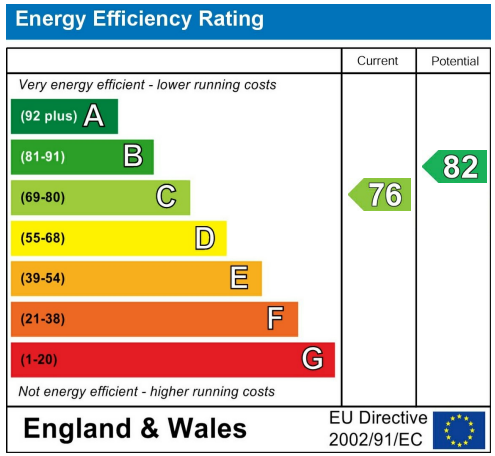


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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