



Horn Lane Flats Horn Lane, Plymouth PL9 9BS

welcome to

Horn Lane Flats Horn Lane, Plymstock

GUIDE PRICE £175,000 - £185,000

GROUND FLOOR FLAT, SIZABLE PRIVATE GARDEN, CONSERVATORY! This property benefits from a fantastically sized master bedroom featuring a beautiful bay window. The property itself is quite charming and the atmosphere is bright and airy throughout.



Entrance Hall:

Obscured double glazed door to side elevation. Sizable understairs storage cupboard. Plain plastered walls and ceiling. Laminate flooring.

Bedroom:

Beautifully sized bedroom featuring a large bay window to front elevation. Built in wall to wall wardrobes with sliding doors. Newly fitted wall mounted radiator. Plain plastered walls and ceiling. Carpeted flooring.

Kitchen:

Wren fitted kitchen with wall and base level units. Double glazed window to side elevation. Marble effect worktop with stainless steel sink drainer with mixer tap over. Integrated slimline dishwasher. Integrated fridge. Integrated four ring gas hob with extractor fan overhead. Built in fan oven. Integrated drinks rack. Built in lower kitchen lighting with blow vent working off the central heating system.

Lounge:

Double glazed french doors to rear elevation leading through to the conservatory. Featured media walls with two built in lower level storage cupboards. built in electric feature fireplace with remote changeable features. Plain plastered walls and ceiling. Laminate flooring.

Conservatory:

Double glazed windows to both side and rear elevations. Double glazed door to rear elevation leading out to private garden. Newly fitted radiator. Vinyl flooring.

Hallway To Shower Room/Wc:**Shower Room:**

Obscured double glazed window to rear elevation. Built in storage cupboards, one of which contains the GCH boiler and then lower level cupboard offers further storage and houses the electrics for garden area. In addition there are two other built in storage cupboards one of which discretely houses the washing machine and the other continues to offer further storage. Double walk in shower with power shower running off the mains supply with a separate movable shower attachment also running off mains supply. Extractor fan. Wall mounted wash hand basin with built in drawers and mixer tap over. Wall mounted anti-mist mirror with lighting and two built in shaver sockets. Plain plastered walls and ceiling, Insert LED spotlighting. Laminate flooring,

Wc:

Obscured double glazed window to side elevation. Low level WC. Wash hand basin with mixer tap and built in vanity unit. Plain plastered walls and ceiling. Extractor fan. Insert spotlighting. Laminate flooring.

Private Rear Garden:

Door from conservatory leads out to private and fully enclosed rear garden. The garden features side access which leads to the shared driveway and sizable bespoke made storage shed which also houses power and lighting within. There is a partly patio area within the garden with a partly lawned middle section. Surrounding the garden are stone chipping's with plant and shrub borders. Within the garden area is a sizable storage shed and to the rear there is an elevated seating area. The garden is fully enclosed.

Parking:

There is a shared driveway to the property, however within close proximity to the flat there is communal/visitors parking.



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- OVER 900 YEAR LEASE
- NO SERVICE CHARGE COSTS
- SIZABLE PRIVATE REAR GARDEN
- CONSERVATORY
- SHARED DRIVEWAY

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£175,000



Total floor area 72.4 m² (779 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104733 - 0003

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