



Flat 17, Maple Court, 18 Horn Cross Road, Plymstock, Plymouth, Devon, PL9 9UD



Price £130,000

Situated in the heart of Plymouth, is a spacious ground floor McCarthy & Stone retirement apartment in Maple Court. The apartment is being offered to the market with vacant possession and no onward chain.

The accommodation is centred around a bright and comfortable lounge/diner, featuring an attractive fireplace and French doors opening directly onto a private patio, providing an ideal space to for pot plants and to watch the world go by. The fitted kitchen is well arranged and includes an integrated hob and oven, offering both practicality and ease of use.

The double bedroom benefits from fitted wardrobes, while the converted shower room is finished with a modern double shower cubicle, WC and wash hand basin.

Throughout the apartment there is the added benefit of the pull cord/button alarm system in case of an emergency and in addition, free use of communal resident's lounge and kitchen where coffee mornings and meetings are regularly attended. In addition, there is a guest suite, intercom entry system, emergency pull cord system and a lift facility. Parking is provided for guests/residents and there is outside seating.

The property has electric storage heating throughout and a viewing is essential to appreciate the accommodation on offer.

Situated in a desirable location the apartment also benefits from its proximity to a range of amenities which include, The Broadway Shopping Centre where you will find post office, food hall, boots pharmacy and many other shops. There is a Library a very short distance from the apartment and Doctors Surgery and a regular transport link to the vibrant Plymouth City Centre.

We understand the apartment is held on Lease with 102 years remaining and subject to a service charge of approximately £2,358.12 per year but this is subject to periodic review and an annual ground rent of approximately £182.50. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

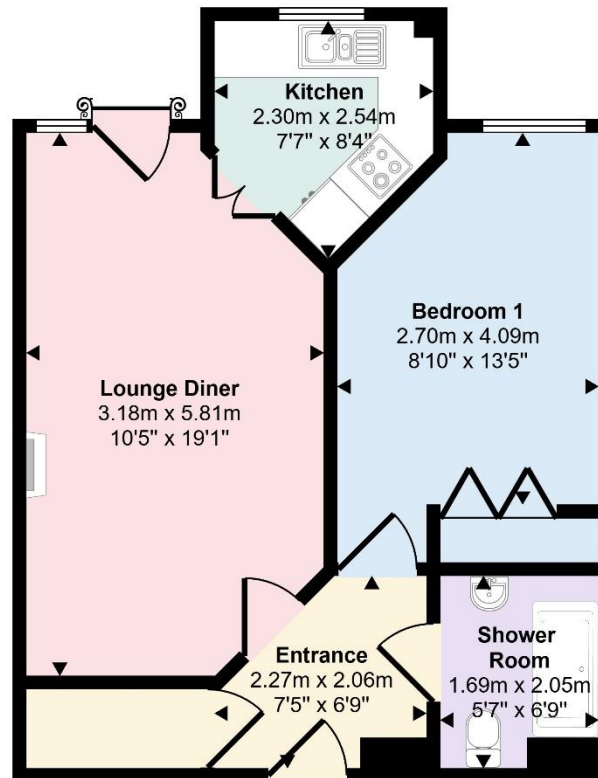
To view this property call Lang Town & Country Estate Agents on **01752 456000**

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Approx Gross Internal Area
45 sq m / 481 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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