



**Connells**

Horn Cross Road  
Plymouth



### Property Description

Situated just a stone's throw from the vibrant Plymstock Broadway, this spacious and exceptionally well-presented two-bedroom apartment offers comfortable, low-maintenance living within the popular McCarthy & Stone Maple Court development. Designed exclusively for residents aged 60 and over, the property provides a secure, welcoming environment with superb on-site facilities.

This rare, larger-than-normal apartment features a generous living/dining area, well-proportioned bedrooms, and a practical layout ideal for those seeking both comfort and convenience. The development benefits from a secure entry system, in-house alarm support, lift access to all floors, and beautifully maintained communal spaces.

### Entrance Hallway

Wall mounted electric heater.

### Lounge / Dining Room

19' 1" max x 17' max ( 5.82m max x 5.18m max )

Bright and spacious open plan living and dining room. Double glazed window. Feature fireplace. Wall mounted electric heater.

### Kitchen

8' 9" x 5' 9" ( 2.67m x 1.75m )

A range of matching wall and base units with worktops above. Integrated mid height oven. Counter top electric hob with extractor above. Stainless steel sink and drainer. Space for under counter appliances. Double glazed window.

### Bedroom 1

15' 1" max x 9' 3" max ( 4.60m max x 2.82m max )

Double glazed window. Built in wardrobe. Wall mounted electric heater.

### Bedroom 2

15' 1" max x 9' 11" max ( 4.60m max x 3.02m max )

Double glazed window. Wall mounted electric heater.

### Shower Room

Large walk in shower enclosure, low level w.c. and a vanity sink. Obscured double glazed window.

### Outside

The property benefits from communal gardens and residents parking.









## Floor Plan

Total floor area 67.0 m<sup>2</sup> (721 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)

**Connells**

To view this property please contact Connells on

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2A The Broadway Plymstock  
PLYMOUTH PL9 7AW

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
3537.12

Ground Rent:  
425.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLK307450](http://connells.co.uk/Property/PLK307450)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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