



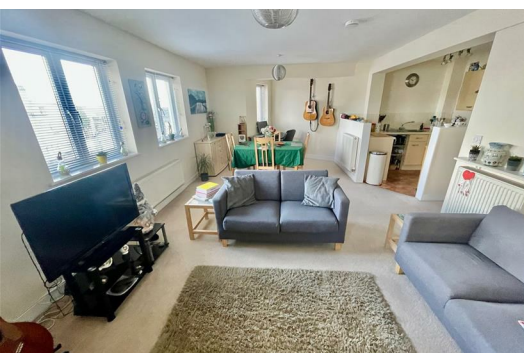
## 8 Olivia Court

Greenbank, Plymouth, PL4 7QX

**Guide Price £150,000**



GUIDE PRICE £150,000 - £155,000. A 2nd floor flat located in Olivia Court being sold with no onward chain. The accommodation briefly comprises an entrance lobby, wide hall, utility room, 26ft living room incorporating lounge/dining room, kitchen, master bedroom with en-suite shower room, double bedroom & separate bathroom. The property has the benefit of a Glow Worm boiler installed in 2022, double-glazing & gas central heating. There is a private allocated parking space in the communal car park.





OLIVIA COURT, GREENBANK, PLYMOUTH, PL4 7QX  
GUIDE PRICE £150,000 - £155,000

SUMMARY

Olivia Court understood to be a modern block built circa 2002. Comprising a well proportioned 2nd floor flat which has been looked after. Upgraded with replacement Glow Worm boiler in 2022. The benefit of double-glazing & gas central heating. The property approached from the rear via a glazed door with secure entry phone system opening into the communal hall with staircase rising to the flat. The flat itself with entrance lobby, this giving access to a wide hall, boiler & storage cupboard housing the Glow Worm Energy 30c gas fired boiler which services the central heating & domestic hot water. A useful utility room with work surface, space & plumbing for a washing machine & freezer. A generous-sized living room incorporating a spacious lounge/dining room over 26ft long with 4 windows to the front. Openly connected to the fitted kitchen with 4 ring gas hob & extractor hood over, Indesit electric oven under & space for fridge. A generous-sized master bedroom with fitted wardrobes & en-suite shower room with white suite comprising wc, wash hand basin & shower. A second generous-sized double bedroom also with fitted wardrobes. A separate bathroom with white modern suite comprising wc, wash hand basin & panelled bath with Mira select mixer thermostatic shower over.

ACCOMMODATION

GROUND FLOOR

Communal hall & staircase to;

SECOND FLOOR

COMMUNAL LANDING

NUMBER 8

ENTRANCE LOBBY 3'3 x 2'10 (0.99m x 0.86m)

HALL 3'6 wide (1.07m wide)

LOUNGE/DINING ROOM 26'9 x 12'11 (8.15m x 3.94m)

KITCHEN 7'8 x 7'4 (2.34m x 2.24m)

MASTER BEDROOM 9'8 x 13'1 in part 18'3 maximum (2.95m x 3.99m in part 5.56m maximum)

EN-SUITE SHOWER ROOM 8' x 6'2 maximum (2.44m x 1.88m maximum)

BEDROOM TWO 9'8 x 13'9 (2.95m x 4.19m)

BATHROOM 7'6 x 5'10 (2.29m x 1.78m)

UTILITY ROOM 6'4 x 4'9 maximum (1.93m x 1.45m maximum)

EXTERNALLY

A small area of communal garden. Private residents car park. Allocated parking space.

TENURE

A term of 999 years from January 2002 with 975 years remaining. A ground rent of £71 per annum. Managed by Firstport Management Company. Maintenance/service charge of £1,955.70 per annum.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

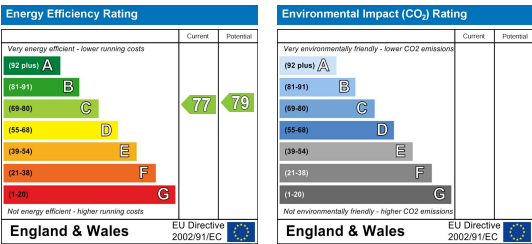
Area Map



Floor Plans



Energy Efficiency Graph



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