



Connells

Whitewater Court Station Road
Plympton Plymouth



Property Description

The property has a library and communal lounge on the first floor, which many of the residents organise small events to take place there. There are communal laundry facilities used by the apartments. On entering the building there is a disabled lift that leads to main lifts that give access to all floors. There is also a good size communal garden at the front and rear of the building.

This apartment is at the rear corner of the building on the first floor. The property features double bedrooms, kitchen, shower room and patio doors from the lounge area which lead to the rear balcony area. This boasts a pleasant amount of space so that you can enjoy natural light and air with room to enjoy a few potted plants. The apartment has an on-call warden who is able to be contacted during the day if there is a problem, and a support system if something happens during the night. The apartment itself boasts a range of accessible features and independence.

Agents Note

The sale of this property will be subject to receipt of Letters of Administration from the Office. We ask that interested parties seek guidance as to the potential timeframes for this purchase with their conveyancer.

Entrance Hall

Fire door to hallway, door access to bedroom, shower room, lounge/kitchen, cupboard, electric heater

Lounge/Kitchen

16' 7" max x 12' 11" max (5.05m max x 3.94m max)

Double glazed patio doors leading to the balcony, double glazed window to the side, integrated electric oven and hob, extractor hood, integrated fridge freezer, space for machine, one and half bowl sink and draining board with mixer tap, part tiled

Bedroom

8' 10" max x 17' 1" max (2.69m max x 5.21m max)

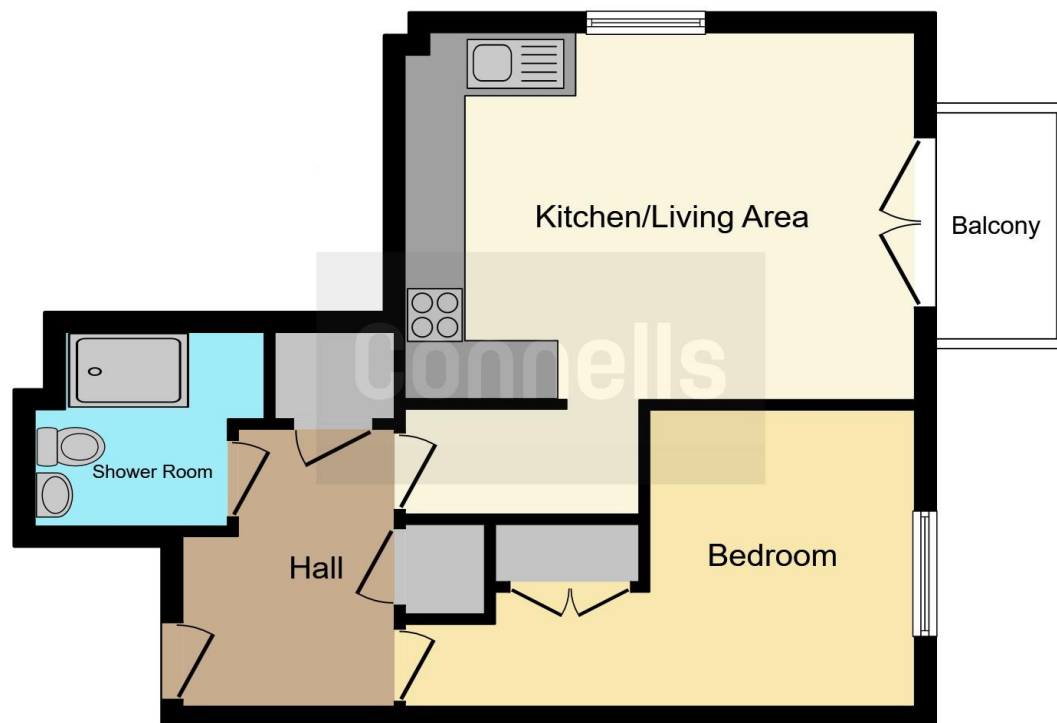
Double glazed window to the rear aspect, built in wardrobe, space for double bed, electric heater

Shower Room

6' 10" max x 6' 6" max (2.08m max x 1.98m max)

Shower cubicle with electric shower, wash hand basin and vanity unit, low level wc, electric fan, fully tiled, heated towel rail





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.focalagent.com



To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: B

Council Tax
 Band: A

Service Charge:
 3100.00

Ground Rent:
 260.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLN307257

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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