



Asking Price £140,000

Superb first floor apartment situated close to the Broadway shopping centre, pharmacy and Barton Doctors Surgery. Beautifully presented by the present owner, the property would ideally suit a buyer looking for a ready made home. Offered with no onward chain the property also boasts; gas central heating, double glazing and fitted kitchen which includes an integrated fridge, cooker and washing machine. Also included are carpets and blinds. Accommodation comprises: open plan living room, two bedrooms and modern white shower room. Outside there is an allocated parking space along with an unallocated visitor parking space. Viewing is highly recommended.



NOVAHOMES
SALES & LETTINGS



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Entrance hall

Entry phone. Access to the loft. Doors to all rooms. Airing cupboard housing the gas boiler and storage shelving.

Living room 20'3" (6.16m) x 15'0" (4.57m)

Plus further recess at one end. Double glazed bay window to the front aspect. Radiator. Fitted kitchen with a matching range of base and eye level storage cupboards with roll edge worktops. Inset stainless steel sink and single drainer with mixer taps. Tiled splashbacks. Built in oven and hob with extractor hood. Integrated fridge, freezer and washing machine.

Bedroom one 10'11" (3.34m) x 10'4" (3.14m)

Recess with double glazed window to the rear aspect. Radiator. Double glazed skylight.

Bedroom two 9'7" (2.93m) x 5'10" (1.79m)

Double glazed window to the rear aspect. Radiator.

Shower room 6'11" (2.12m) x 5'7" (1.7m)

Double shower cubicle with fitted shower unit. Pedestal wash hand basin. Low flush WC. Tiled splashbacks. Heated towel rail. Extractor fan. Light and shaver point.

Outside

At the front and side of the property is a communal garden laid to lawn with flower beds bordering.

Parking

One allocated space.

Lease

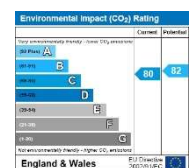
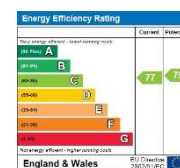
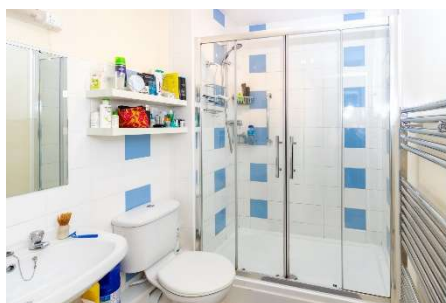
We understand that the lease is 125 years from 2009 with £100 pa Ground Rent and £695 pa Maintenance. Buyers are advised to verify this information with their solicitor.

Council Tax

Band B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanIt.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. All fees quotes are subject to a minimum fee of £1200.