

Lang

AND CO

Plymstock office
01752 456000
www.lang.co.uk



61 MAPLE COURT, PLYMSTOCK, PLYMOUTH, PL9 9UD





Awaiting Image



Price £135,000 Leasehold

Lang & Co are delighted to offer this purpose built third floor retirement flat situated in a popular McCarthy & Stone development in the heart of Plymstock. This one bedroom apartment is situated in a desirable location close to the Broadway Shopping Centre and local doctor's and dental surgeries. The property is being sold with vacant possession and comprises of; a lounge/diner, a modern kitchen with a fitted hob and an oven, a double bedroom with fitted wardrobes and a bathroom. The development offers communal gardens, parking, emergency pull-cord call system, intercom entry, and guest suite, communal areas including lounge, kitchen, laundry room and hallways with a lift facility.

A viewing is essential to appreciate the accommodation on offer.

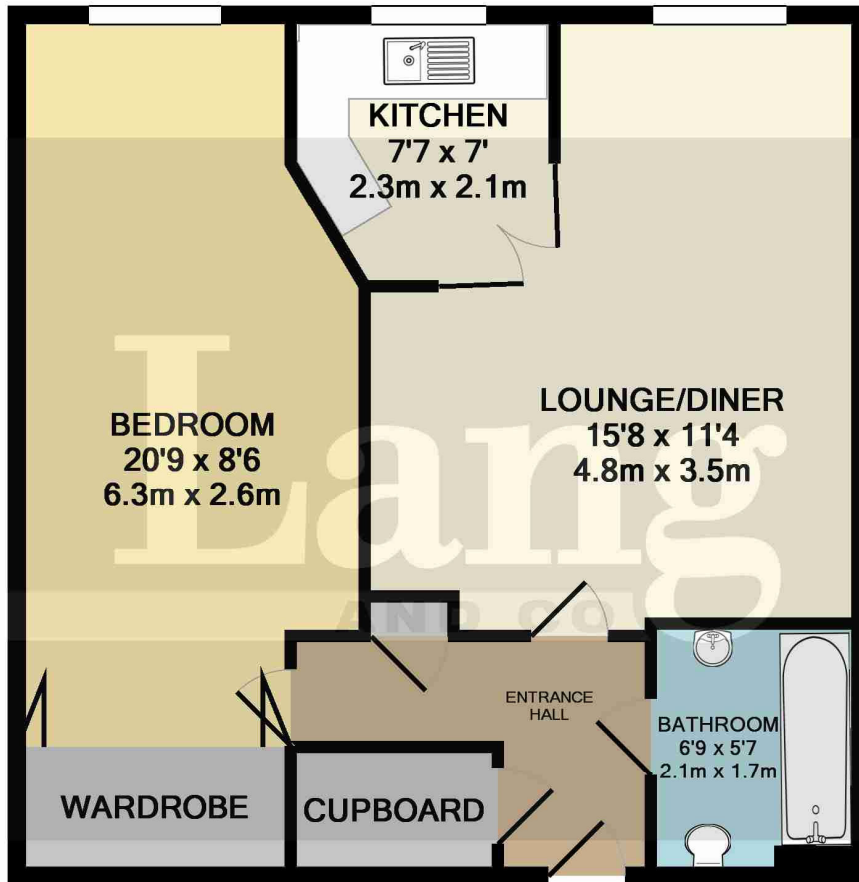
ENTRANCE HALL
LOUNGE/DINER
15' 8" x 11' 4" (4.78m x 3.45m)
KITCHEN
7' 7" x 7' 0" (2.31m x 2.13m)
BEDROOM
20' 9" x 8' 6" (6.32m x 2.59m)
BATHROOM
6' 9" x 5' 7" (2.06m x 1.7m)

COUNCIL TAX: We understand the property is in band 'A' and the amount payable for the year 2014/2015 is £1,025.24 (*obtained by internet enquiry with Plymouth City Council, these details are subject to change*).

IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

Lang & Co is the trading name of Lang & Co Estate Agents Limited, Registered in England & Wales, Company Number: 7693964. Registered Office: 40 Mannamead Road, Mutley, Plymouth, PL4 7AF.



Measurements are approximate. Not to scale. Illustrative purposes only
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L168 Ravensworth 0870 112 5306



VIEWING AND NEGOTIATIONS

Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000
6 The Broadway, Plymstock, Plymouth, PL9 7AU
Fax 01752 402715 Email plymstock@lang.co.uk

www.lang.co.uk

Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm
24 HOUR ANSWERING SERVICE

