



165 RIDGEWAY
PLYMOUTH, PL7 2HJ

£125,000
LEASEHOLD

Situated on the Ridgeway in Plympton close to the local shops and amenities is this ground floor purpose built flat with private garden, own entrance and parking. Accommodation comprises lounge, modern kitchen, double bedroom and a shower room. Benefits include underfloor heating, double glazing, private courtyard garden and an allocated parking space. Available for over 55's and offered with no chain a viewing is highly advised.



165 RIDGEWAY

- Purpose Built GF Flat
- Close To Ridgeway
- Private Entrance
- Private Garden
- Parking
- Over 55's



Private Entrance:

via uPVC double glazed door into:

Hallway:

Doors to all rooms:

Lounge/Diner:

uPVC double glazed French doors to the rear, radiator and door to storage cupboard. Opening into:

Kitchen:

Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Built in electric hob with oven beneath and extractor over and integrated fridge/freezer. Stainless steel single drainer sink unit with mixer tap over and space provided for washing machine.

Bedroom:

uPVC double glazed window to the rear and radiator.

Shower Room:

Double shower cubicle with glazed doors and tiling to splash back areas, low flush W.C and pedestal wash hand basin. Tiling to all walls and heated towel rail.

Outside:

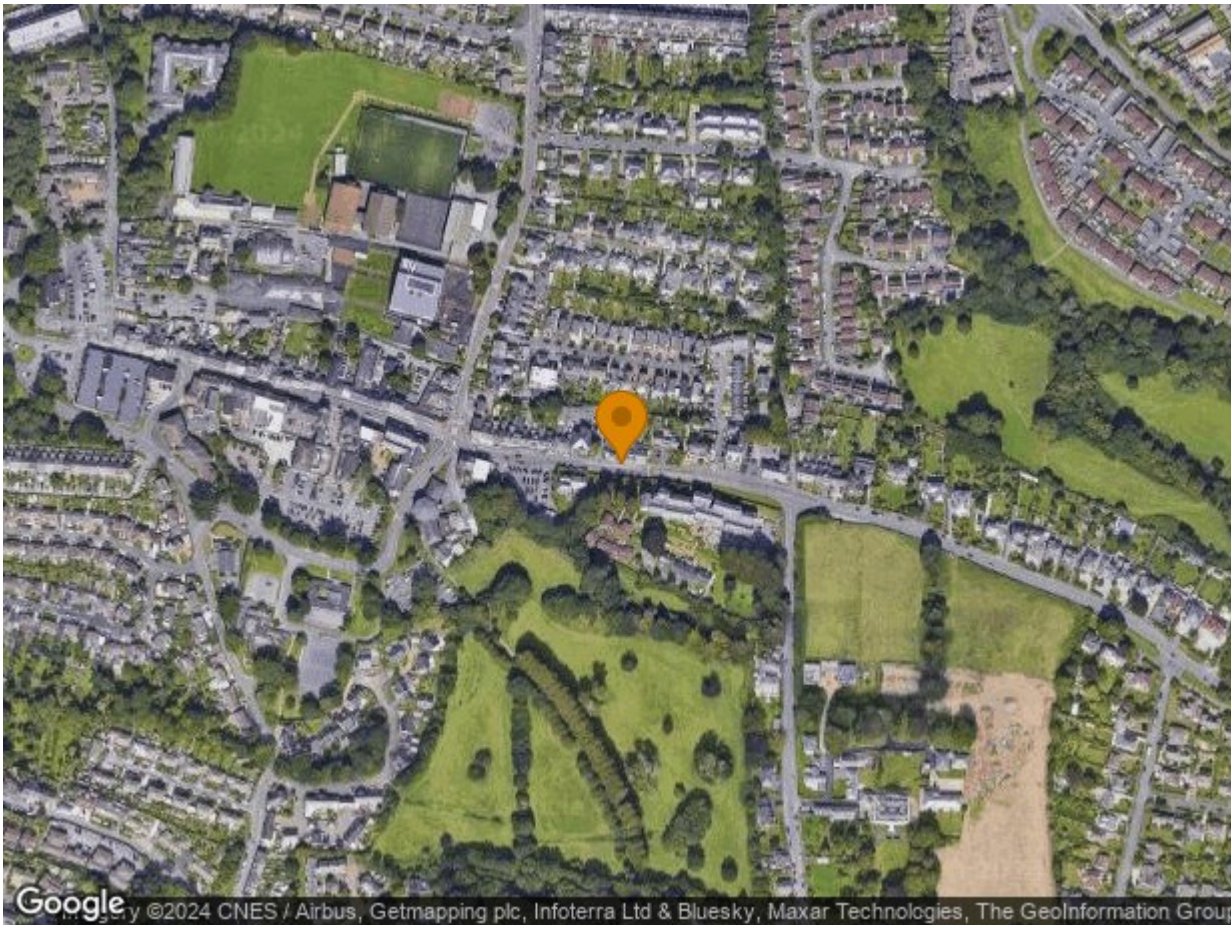
To the rear of the property is a private garden patio area with a gate giving access to the rear and the parking space. To the front is a drive and path which leads to the private flat entrance.


Agents Note:

The seller informs us that the lease details are: 999 years from 31/08/2005
Annual Cost - £1390 Approx

165 RIDGEWAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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