



Flat 6 Magnolia Court, 20 Horn Cross Road, Plymstock, Plymouth, Devon, PL9 9WH



Price £210,000



Situated in the popular McCarthy & Stone retirement development in central Plymstock is this well-presented and spacious two bedroom ground floor apartment. The property is perfectly located straight off the communal lounge and has access to the stunning communal gardens which is lawned and has a variety of mature shrubs and bushes.

This great opportunity comprises on the ground floor of: entrance hallway, spacious lounge/diner with a door that provides access onto the gardens. Kitchen with a range of wall and base units, fitted oven and hob. Two double bedrooms with bedroom one having the added advantage of fitted wardrobes and serviced by a recently fitted shower room with double shower cubicle, wash hand basin and W.C.

The development has the additional benefits of communal areas including a lounge and a kitchen and there is a guest suite, intercom entry system, emergency pull cord system and a lift facility. Parking is provided for residents.

This apartment is situated within the heart of Plymstock and offers amenities within walking distance to include the Broadway Shopping Centre which offers a Post Office, Hairdressers, Butchers and Bakers to name but a few. Doctor's and Dental Surgeries are also close by. Transport links provide access to the vibrant city centre of Plymouth and the stunning South Hams countryside and coastlines where walks can be enjoyed along the South West coastal path that connects you to Heybrook Bay and Wembury beaches.

We understand the apartment is held on Lease with 104 years remaining and subject to a service charge of approximately £4,107.12 per year from but this is subject to change and an annual ground rent of approximately £425.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

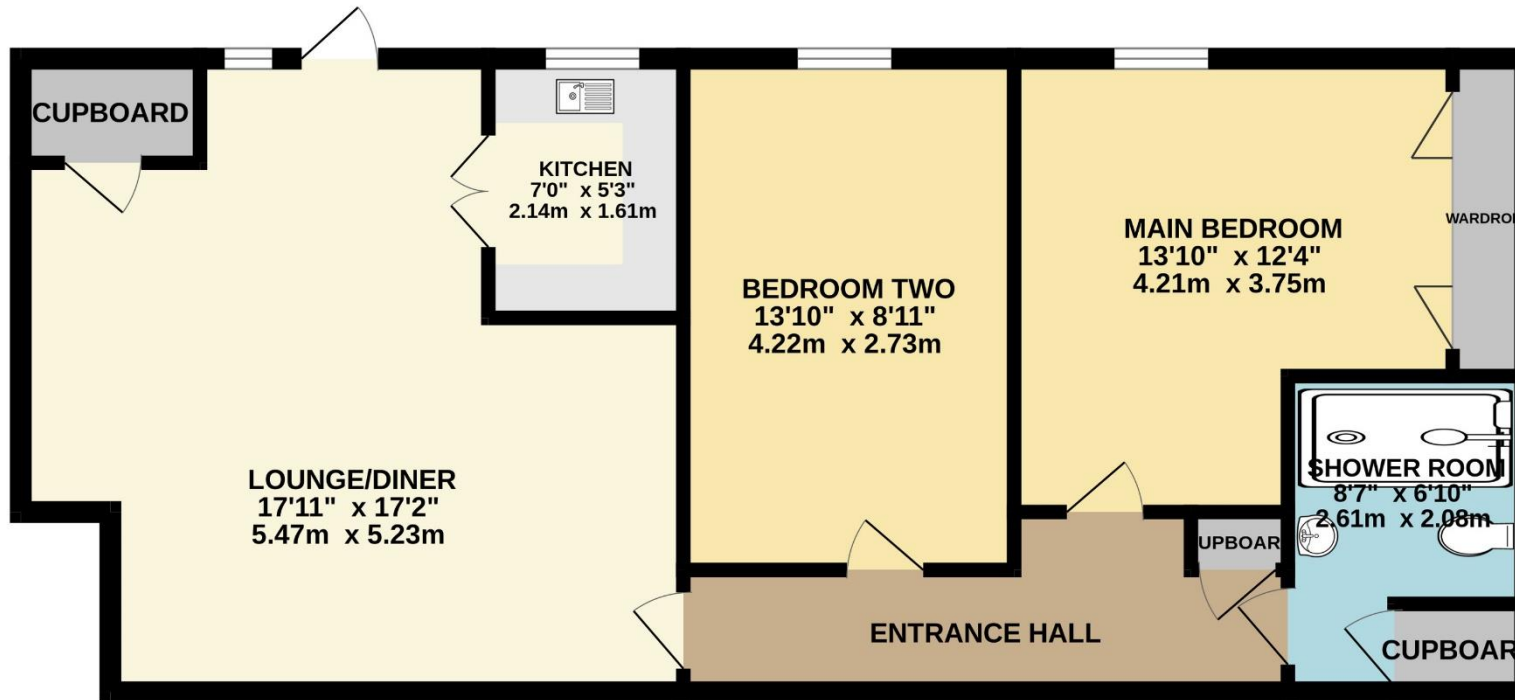
Agents Note: One of the images used in the brochure is of the communal area.



To view this property call Lang Town & Country Estate Agents on **01752 456000**



GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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