Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Magnolia Court 20 Horn Cross Road

Plymstock, Plymouth, PL9 9WH

Offers Over £170,000

2 | 1 | 1 | C

Superbly-situated purpose-built 2nd floor apartment in this highly regarded location in central Plymstock being sold with no onward chain. The accommodation comprises an entrance hall, living room, separate study area, adjacent kitchen, 2 double bedrooms & shower room. Double-glazing & storage heating. All the usual on-site facilities such as communal garden, residents lounge, guest apartment & laundry.







FLAT 23, MAGNOLIA COURT, PLYMSTOCK PL9 9WH

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 18'6 x 4'9 at widest point (5.64m x 1.45m at widest point)
Providing access to the accommodation. Built-in cupboard housing electric meter and consumer unit. Loft hatch. Storage heater.

LIVING ROOM 17'7 x 14'6 (5.36m x 4.42m)
Ample space for seating and dining. Fireplace with an electric fire. Storage heater. Window with a fitted blind with views towards Dunstone Woods. Glazed double doors opening into the kitchen. Open-plan access into the study area.

KITCHEN 7'4 x 5'7 (2.24m x 1.70m)
Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven and hob. Space for fridge and separate freezer. Window with views towards Dunstone Woods.

STUDY AREA 7'1 x 4'6 (2.16m x 1.37m)
Window with roller blind with views towards Dunstone Woods.

BEDROOM ONE 16'4 to wardrobe rear x 12'6 (4.98m to wardrobe rear x 3.81m)
Window with roller blind. Recessed wardrobe with bi-folding mirrored doors. Storage heater.

BEDROOM TWO 14'3 x 9' (4.34m x 2.74m)
Window with roller blind. Wall-mounted slimline electric heater.

SHOWER ROOM 9' x 7'2 (2.74m x 2.18m)
Comprising an enclosed shower with a built-in shower system, basin with a cupboard beneath and wc. Fan heater. Extractor. Fully-tiled walls. Doorway opening into the boiler cupboard with slatted shelving and housing the hot water cylinder.

Magnolia Court
Magnolia Court is surrounded by well-maintained, level communal gardens which surround Maple and Magnolia Court, available for all to use, and looked after within the maintenance agreement. Other communal facilities include a residents' lounge, laundry room and a service lift.

COUNCIL TAX
Plymouth City Council
Council tax band B

LEASE
The lease length is 125 years starting from 2003.
The ground rent is £212.50 payable every 6 months. Due to be reviewed in November 2026.
The service charge is £356.67 per month and includes: water charges, communal areas & external maintenance and refurbishment, grounds maintenance, alarm system response, building insurance. Service charges will change year upon year.

SERVICES
The property is connected to mains electricity, water and drainage.

Area Map

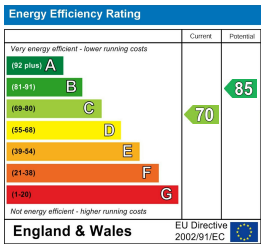


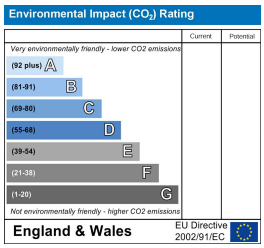
Floor Plans

GROUND FLOOR



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk