Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



The Orchard 12 Horn Cross Road

Plymstock, Plymouth, PL9 9BU

£99,950

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Delightful purpose-built top floor apartment. The apartment is within The Orchard development with an open plan living/kitchen area, bedroom & bathroom. The flat benefits from double-glazing & under-floor heating. No onward chain.







FLAT 11, 12 HORN CROSS ROAD, PLYMSTOCK PL9 9BU Accommodation (Accommodation)

Communal entrance with stairs and lift rising to the top floor. Entrance door to the flat into the entrance hall.

ENTRANCE HALL

Built-in storage cupboard. Additional built-in cupboard housing the boiler which services the hot water and under-floor heating. Entry phone system. Wall-mounted consumer unit.

LOUNGE AREA 13'6" x 9'1" (4.11 x 2.77 (4.126 x 2.79))

An 'L'-shaped room with 2 double-glazed windows to the rear in the lounge area.

KITCHEN AREA 12'0" x 8'10" including units (3.66 x 2.69 including units (3.68 x 2.70))

Series of matching eye-level and base units with roll-edged work surfaces and tiled splash-backs. Inset single-drainer sink unit with mixer tap. Built-in 4-ring electric hob with electric oven beneath. Space for a washing machine. Space for under-counter refrigerator/freezer.

BEDROOM 13'1" x 9'3" (3.99 x 2.82)

Double-glazed window to the rear.

BATHROOM 7'9" x 6'0" (2.36 x 1.83)

White modern suite comprising panel bath with shower unit and spray attachment above with tiled area surround, pedestal wash handbasin and low-level toilet.

OUTSIDE

Bin store for the use of the residents. One allocated parking space to the rear of the building.

COUNCIL TAX

Plymouth City Council
Council tax band A

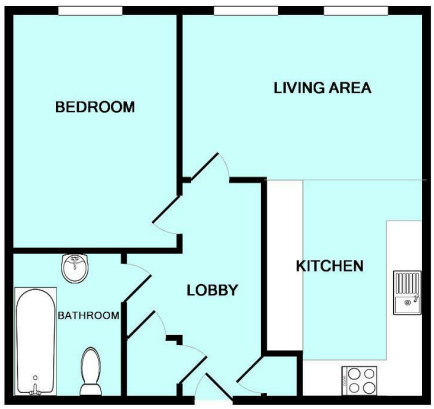
AGENT'S NOTE

The flat is leasehold with approximately 84 years remaining on the lease. The service charge is approximately £85 to £145 per month.

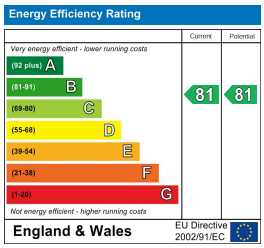
Area Map

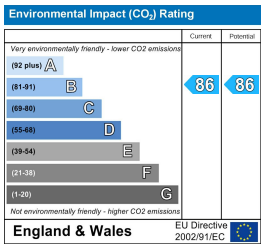


Floor Plans



Energy Efficiency Graph





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