



**Ridge Park Road, Plympton PL7 2FG**

**welcome to**

## **Ridge Park Road, Plympton**

\*\*\* NO CHAIN \*\*\*

A fantastic opportunity to purchase this GROUND FLOOR flat with a MODERN shower room, kitchen with INTEGRATED APPLIANCES, TELECOM entry system, secure underground PARKING and access to communal GARDENS and is to be sold with NO CHAIN! Call Fox & Sons today to arrange your



### Entrance Hall

Doors to the bedroom, shower room, lounge and a storage cupboard.

### Lounge

Double glazed window to front elevation and access to the kitchen.

### Kitchen

Integrated fridge freezer, dish washer, electric oven and hob with space for a washing machine.

### Bedroom

Double bedroom with patio doors to front elevation.

### Shower Room

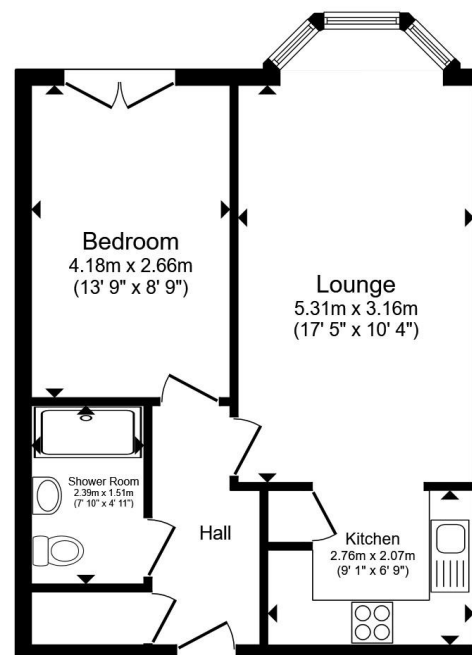
A modern shower room with a WC, vanity sink, walk in shower with mains waterfall shower, extractor fan and wall mounted mirror unit.

### Communal Gardens

The property benefits from access to lovely enclosed rear gardens behind the main building and also communal grounds to the front of the building including storage for bins.

### Parking

The property benefits from an allocated parking space in a secure underground location which is accessed from a shared driveway from Ridge Park Road.



Total floor area 45.6 m<sup>2</sup> (491 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Ridge Park Road, Plympton**

- Ground Floor
- Modern Shower Room
- Patio Doors To Front Elevation For Easy Access
- Secure Underground Parking
- No Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1527.64

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PYP104748 - 0002

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