

FOR SALE

Price £195,000



Alan Cummings
estate agents & valuers

58 Consort Close, Consort Village, Hartley, Plymouth, PL3 5TX



- **WELL-MAINTAINED AND MOST WELL-PRESENTED GROUND FLOOR APARTMENT**
- **SET WITHIN POPULAR CONSORT VILLAGE DEVELOPMENT BUILT CIRCA.1994/95**
- **INDEPENDENT LIVING FOR PEOPLE AGED OVER 60**
- **UPVC DOUBLE GLAZING & ELECTRIC/NIGHT STORAGE HEATING**
- **LIGHT AND AIRY ACCOMMODATION**
- **HALL**
- **SPACIOUS LOUNGE/DINING ROOM & FITTED KITCHEN**
- **GOOD SIZE DOUBLE BEDROOM WITH FITTED WARDROBES**
- **SHOWER ROOM/WC**
- **PRIVATE PARKING SPACE**
- **SMALL LOW MAINTENANCE PATIO AREA**
- **WELL KEPT COMMUNAL GARDENS & GROUNDS**
- **NO ONWARD CHAIN**

THE PROPERTY

A well maintained and most well-presented ground floor apartment located within the popular Consort Village Development. A sought after and desirable complex comprising of apartments and bungalows which date back circa.1994/95. Consort Village providing good back up and an excellent range of services. Within the complex is a Village Liaison Office with various events arranged in the social area, including coffee mornings, quizzes and a variety of businesses such as Chiropodists visit regularly and grocery deliveries are supplied. The complex also offers good security lying within a gated and walled environment and good back up for example your apartment can be monitored and looked after when you are away.

Number 58 is pleasantly situated on the south east side of the development with morning/afternoon sunshine on the rear of the building including the lounge/dining room and kitchen and a sunny garden area. Finished to a high standard and with a remodelled layout having the kitchen open plan to the lounge/dining room. The kitchen quality fitted and also with a modern fitted shower room/wc. A good size double bedroom to the front. Fitted carpets and a good standard of decoration.

Covered communal porch. Electric meter. Key safe. Double glazed door into:

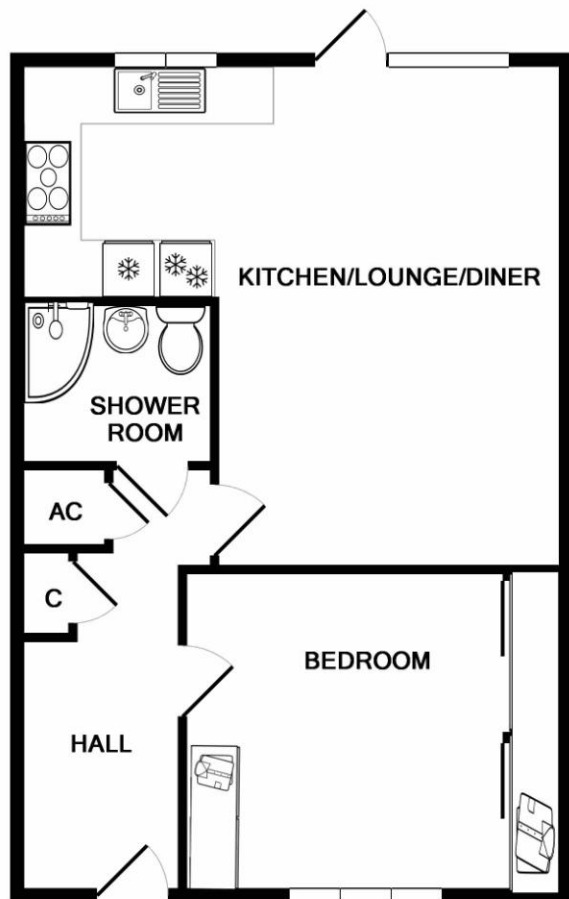
APARTMENT 58

HALL 14' 11" max. x 5' 9" (4.55m max. x 1.75m) Coved ceiling with light point and smoke detector. Telephone point. Mains electric consumer unit with trip switches. Built-in cupboard/wardrobe and adjoining built-in airing cupboard housing factory insulated 'Albion' hot water tank with immersion heater.

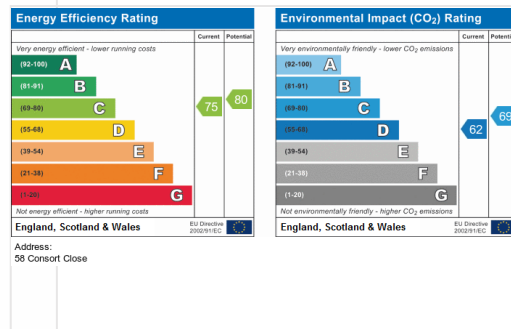
LOUNGE/DINING ROOM 17' 9" x 12' 8" (5.41m x 3.86m) Light and airy with uPVC double glazed door and window overlooking and opening out to the rear. Coved ceiling with two ceiling roses and pendant light points o two dimmer switch controls. T.V. aerial and telephone points. Feature fireplace unit with glazed display cupboards and plug-in electric fire. Wide arch and openly connected to the:

KITCHEN 7' 9" x 6' 10" (2.36m x 2.08m) Light and spacious with uPVC double glazed window overlooking the rear garden. Modern fitted with a good range of gloss white fronted cupboard and drawer storage having chrome furniture set in wall and base units. Roll edge work surfaces along three sides with tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Quality integrated appliances include 'Ignis Schott Ceran' four ring variable size hob with 'Ignis' electric fan assisted oven under. Washer/dryer. Separate integrated 'Indesit' fridge and separate adjoining freezer. Coved ceiling with track of four spotlights. Under unit lighting.

BEDROOM 11' 4" x 11' 4" (3.45m x 3.45m) floor area plus 2' deep built run of built-in wardrobe/cupboard storage on one side with four mirror fronted sliding doors incorporating hanging



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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rails, shelving and various drawers. Separate built-in wardrobe. T.V. aerial cable.

SHOWER ROOM Quality white modern suite with close coupled wc and vanity wash hand basin having cupboard under and mirror over. Quadrant corner shower with 'Mira Sport' electrically heated shower, composite low maintenance walling. Electric towel rail. Ceiling light point and extractor fan.

EXTERNALLY

A single brick paved level parking space located close to the front door. Communal covered front porch. To the rear a low maintenance private area of garden laid to paving and beyond the communal gardens and grounds.

TENURE Offered for sale leasehold with a term of 999 years from 1st January 1995. Rent - 'Peppercorn'. Maintenance charge currently set at £470.00 per quarter (£1880.00 per annum), this includes the upkeep of communal gardens, outdoor maintenance, removal of rubbish etc. Building insurance cost for the current year is £104.00).

COUNCIL TAX BAND: B

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