

**FOR SALE**

Price £230,000



**Alan Cummings**  
estate agents & valuers

**56 Consort Close, Hartley, Plymouth, Devon, PL3 5TX**





- **Generously proportioned self-contained first/second floor maisonette**
- **Well-presented light and airy accommodation**
- **Set within popular Consort Village development built circa.1994/95**
- **Independent living for people aged over 60**
- **uPVC double glazing**
- **Electric/Night storage heating**
- **Spacious Lounge/Dining Room**
- **Fitted Kitchen**
- **Shower Room/wc**
- **2 Double bedrooms**
- **En-Suite Bathroom/wc**
- **Balcony**
- **Private Parking Space**
- **Well kept communal gardens & grounds No onward chain**

### THE PROPERTY

A most well-presented light and airy first/second floor maisonette 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 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 56 is located on the south east side of the development and enjoys a pleasant relatively quiet position with morning sunshine on the rear of the building which includes the lounge/dining room and kitchen and an outlook from the front over the communal gardens and grounds. Finished to a quality standard with upgraded accommodation including a shower room/wc at first floor entry level and an en-suite bathroom/wc at second floor level.

### ACCOMMODATION

The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

Part glazed door opens into:

#### GROUND FLOOR

**COMMUNAL HALL** Stair or lift access to:

### FIRST FLOOR

Communal veranda with outlook over the communal gardens and grounds. Double glazed front door into:

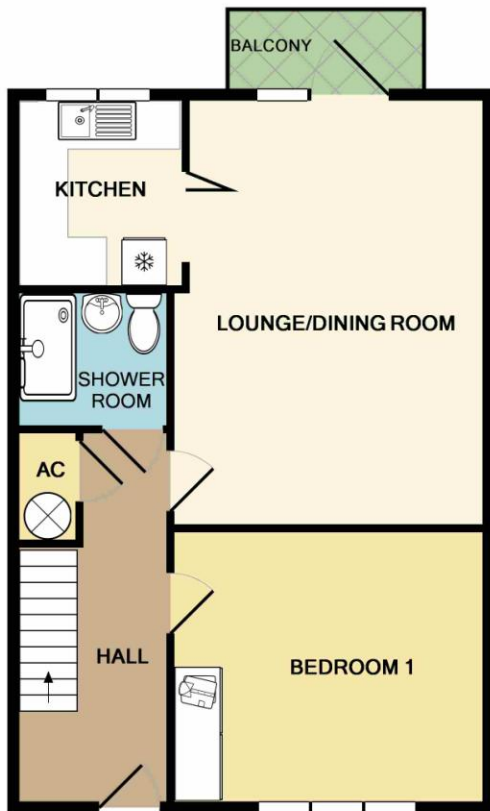
#### NUMBER 56 CONSORT CLOSE

**HALL** Coved ceiling light point. Staircase with carpeted treads, twin banister rails rises in a straight run to the second floor. Service cupboard housing mains electric meter and consumer unit. BT telephone point. Light point and smoke detector. Large airing cupboard 4ft8 x 3ft housing the Prostel water tank with dual immersion heaters. Pressurised heating controls. Space for automatic washing machine.

**SHOWER ROOM** 6' 5" x 5' 9" (1.96m x 1.75m) White modern suite, close coupled wc, pedestal wash hand basin. Mirror over. Tiled splashbacks. Tiled shower with California Plus Redring electrically heated shower. Ceiling light point and extractor fan. Dimplex electric heater.

**LOUNGE/DINING ROOM** 17' 8" x 12' 10" (5.38m x 3.91m) max. Coved ceiling. Two pendant light points. Dimplex night storage heating unit. T.v aerial and satellite connections. PVC double glazed door with adjoining window opens to rear set balcony, paved with iron detailing and overlooking the back gardens.

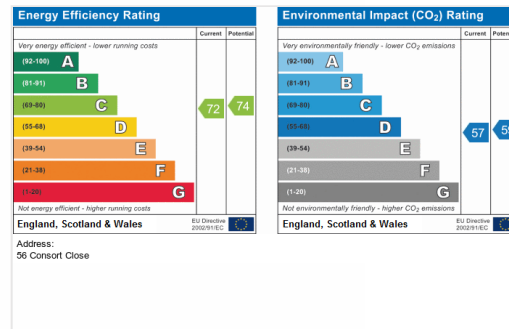
**KITCHEN** 7' 11" x 6' 11" (2.41m x 2.11m) Window overlooking the back. Fitted with a range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces, tiled splashbacks and stainless steel sink. Creda Concept C361e double oven grill with four ring variable size Solarglow hob with illuminated extractor hood over. Indesit upright fridge/freezer. Essentials dishwasher.



1ST FLOOR



2ND FLOOR



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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**BEDROOM ONE** 13' 0" x 11' 5" (3.96m x 3.48m)  
Window to the front. Dimplex convector heater. Built-in wardrobe.

**SECOND FLOOR**

**LANDING** Ceiling light point and smoke detector. Door into:

**BEDROOM TWO** 17' 0" x 11' 3" (5.18m x 3.43m) Inpart 13'6 max. Window to the front. Open views over the communal gardens. Coved ceiling. Light point. Telephone point. Dimplex night storage heater. Double built-in cupboard. Door to:

**ENSUITE BATHROOM** 10' 9" x 4' 9" (3.28m x 1.45m) Inpart 7'10 max. White modern suite with close coupled wc, walled mounted wash hand basin and twin gripped panelled bath with separate taps. Part tiled walls. Ceiling light point. Extractor fan.

**EXTERNALLY**

A single brick paved level parking space located close to the property. With delightful 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. Buildings insurance cost for the current year is £TBC.

**COUNCIL TAX BAND C**

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