



Ridgeway, Plympton, Plymouth.



# Flat 6, 165 Ridgeway, Plympton, Plymouth, PL7 2HJ

## Property Description

Located just a short walk from the Ridgeway shopping centre is this very well presented second floor apartment specially built for the over 55's. The property benefits from having security access, a lift, double glazing and underfloor gas central heating and has accommodation comprising of a lounge/diner, fitted kitchen with integrated appliances, double bedroom and shower room with large double shower.



**PRICE: £99,950**

Communal Entrance: Glazed door into:

Communal Hallway: Stairs rising to first floor, notice board area and access to lift which takes you to all floors..

Entrance Hallway: Entry phone system, good sized storage cupboard and doors off to:

Lounge/Diner: 15' 3" x 11' 2" (4.67m x 3.40m)

Kitchen: 7' 8" x 5' 9" (2.35m x 1.77m) Wall and floor mounted matching units with roll edge worktop and tiling to splash back areas. Single drainer sink unit with mixer tap over and integrated washing machine, fridge and freezer. Built in electric hob with oven beneath and extractor over. Cupboard housing the gas boiler supplying the hot water and underfloor central heating systems)

Shower Room: Large double walk in shower cubicle with glazed sliding doors, pedestal wash hand basin and low level wc. Mirrored wall cabinet, towel radiator, part tiled walls and extractor.

Bedroom: 13' 6" x 12' 0" (4.13 max m x 3.68m) (into door recess). uPVC double glazed sash window to the front. Wardrobe with hanging rail.



### Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 43.1 sq. metres (464.4 sq. feet)

EPC Rating - C  
Council Tax Band - A

Viewing Arrangements:  
Contact Moving On  
01752 340666

For more information  
on this property  
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**Important Note:** These details have been produced for prospective purchasers as a guide only. This includes floorplans that may not be to scale but are provided as a guide to layout only. They are not part of a contract or offer and should not be relied upon as a statement of fact. No appliances, central heating or electrical systems have been tested. Prospective purchasers should make their own enquiries.