

DC LANE

SELL • LET • MANAGE

Horn Cross Road, Plymouth, PL9 9WH

£125,000 Leasehold

1 1 1 C



Horn Cross Road

Plymouth, PL9 9WH

£125,000



- Retirement Apartment
- First Floor - Lift in Building
- Spacious Accommodation
- Communal Gardens
- No Onward Chain
- One Double Bedroom
- Full Natural Light Throughout
- Communal Lounge & Activities
- Parking First Come First Serve
- Council Tax Band A

Located within the highly regarded Magnolia Court, this first floor apartment offers an exceptional opportunity to enjoy independent retirement living in a secure, welcoming and purpose built development for the over 60s. Ideally situated in the heart of Plymstock, the development is just a short stroll from the Broadway shopping parade, with excellent local amenities and a bus stop located directly outside.

A lift serves all floors, ensuring easy accessibility throughout the building. The apartment is bright, spacious and offers well proportioned accommodation. The entrance leads to a generous lounge/dining room with several windows offering views of the local area. The fitted kitchen is practical and well appointed, while the spacious double bedroom benefits from built in wardrobes, creating excellent storage. A modern shower room features a generous walk in double shower enclosure and a large storage cupboard enhances the apartment's practicality.

For complete reassurance, the property is fitted with a Careline emergency pull cord system throughout, linked to a 24 hour personal response service, providing support whenever required while allowing residents to maintain their independence.

Magnolia Court offers an outstanding lifestyle with a superb selection of communal amenities, including a welcoming residents lounge and laundry facilities. A vibrant programme of optional social events including regular coffee mornings and entertainment evenings creates a genuine sense of community while allowing residents to participate as much or as little as they choose.

Outside, the communal seating area and lawned gardens surround both Magnolia Court and the neighbouring Maple Court, where additional social events are warmly welcomed.

Resident parking is available, subject to availability and with no onward chain, this delightful apartment presents an excellent opportunity to enjoy a safe, independent and sociable retirement lifestyle in a sought after development.

First Floor

Lounge/Dining Room	10'7" x 19'1" (3.23 x 5.84)
Kitchen	7'9" x 8'6" (2.37 x 2.60)
Bedroom	9'0" x 13'5" (2.76 x 4.11)
Shower Room	5'8" x 6'9" (1.75 x 2.08)







Directions

Exit the Devon Expressway following signs for Plymstock. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the third exit at the Roundabout onto Pomphlett Road and stay on Pomphlett Rd for 0.6 mi. Continue onto Horn Cross Rd and at the roundabout turn right

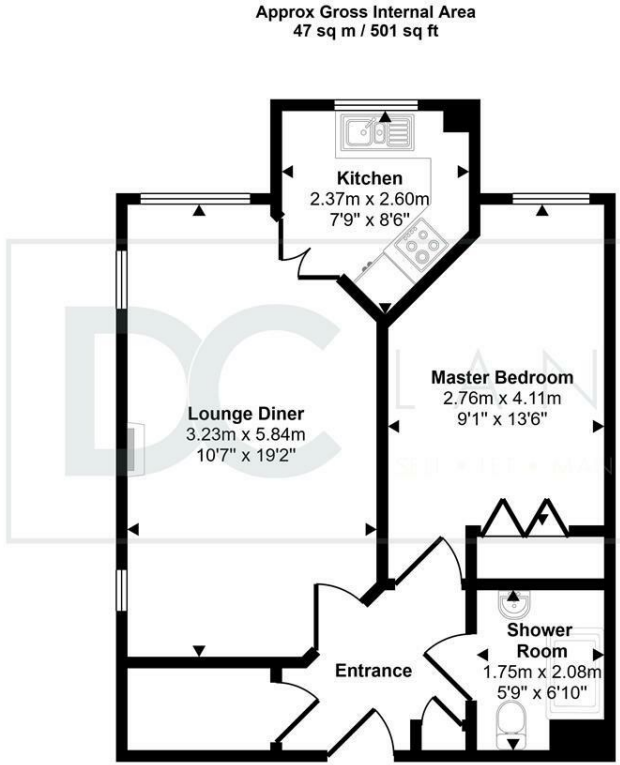
Scan for Material Information

Council Tax Band: A





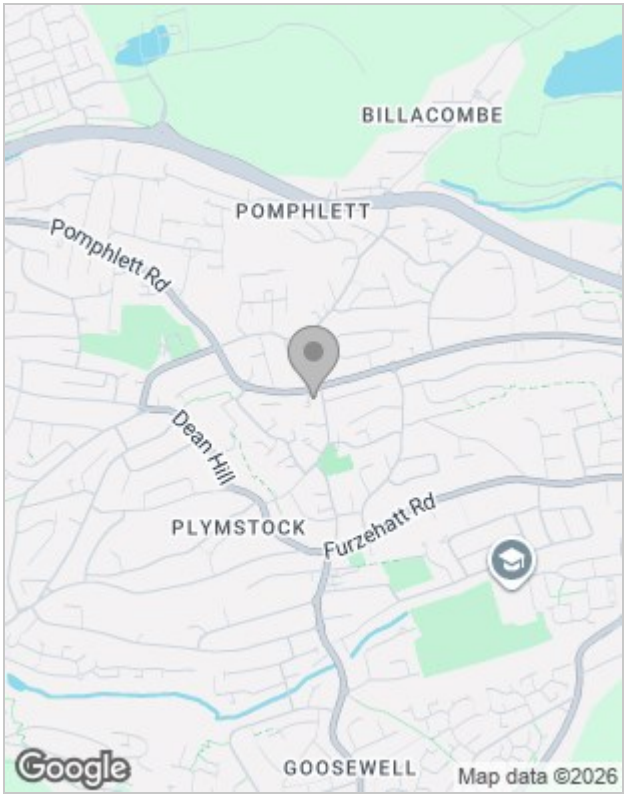
Floor Plans



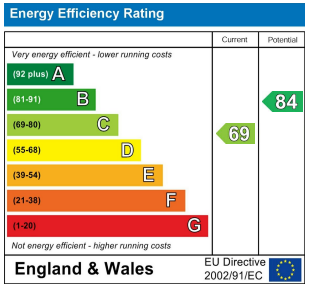
Floorplan

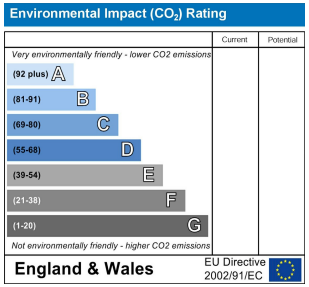
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location Map



Energy Performance Graph





Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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