



LANG TOWN
& COUNTRY

7 Hermitage Court, Ford Park, Plymouth, Devon, PL4 6QU



Guide Price £155,000



Lang Town and Country are delighted to offer for sale this ground floor purpose-built apartment within Hermitage Court, which was built by McCarthy & Stone and consists of 42 apartments arranged over five floors with a lift service. The apartment has a 24-hour emergency Appello call system and benefits from it's own private entrance. Residents must be over the age 55 years. Situated close to Mutley Plain which has regular bus routes, train station and with excellent on-site facilities which include Residents' lounge, laundry room, refuse room and a guest suite.

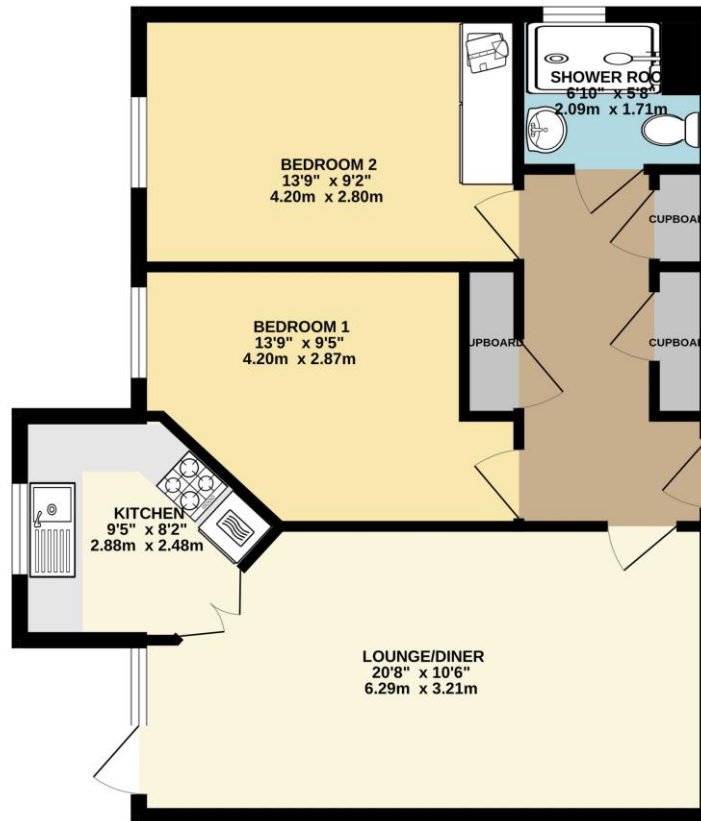
Lease Information - We understand the apartment is held on Lease with 107 years remaining and subject to a service charge of approximately £5,400 per year and an annual ground rent of approximately £460. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 62023



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