

## 47 Whitewater Court

20 Station Road, Plymouth, Devon, PL7 2AT



**PRICE: £135,000**

**Lease: 125 years from 2004**

### Property Description:

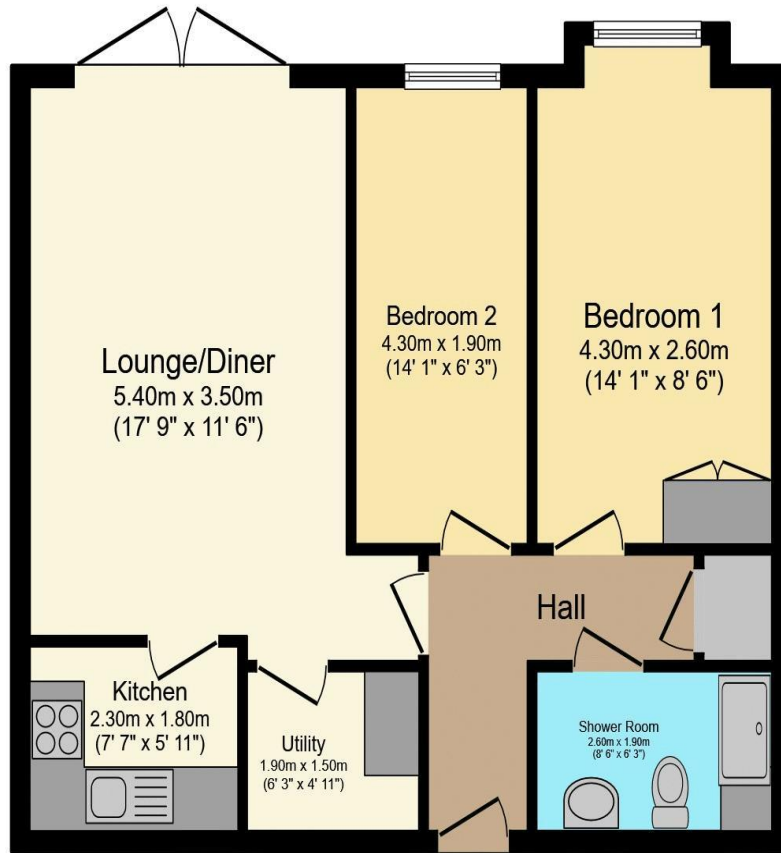
#### **A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH ACCESS TO COMMUNAL GARDENS**

Whitewater Court is a development of retirement apartments built by Kewmoor, comprising 43 one and two bedroom apartments and six penthouses, set in walled landscaped gardens with parking. Within the grounds there are patio areas. The facilities at Whitewater Court include an on site Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an entrance hall, one or two bedrooms and a bathroom. Some of the apartments have a shower room en-suite, private patios or balconies. All floors are serviced by a lift.

- On site warden/estate manager
- CCTV and video entry system
- Laundry Room
- Cycle, buggy and refuse store
- Two lifts and platform lift
- Guest suite
- Residents lounge and Library area
- Minimum Age 55
- Lease 125 years from 2004



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 58.0 m<sup>2</sup> (624 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**For Financial Year Ending:**

**31/12/24**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£4643.64**

**Council Tax Band:**

**C**

**Event Fees:**

**0% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.