

12 Windsor Court

Windsor Road, Kingsbridge, Devon, TQ7 1RZ



PRICE: £119,000

Lease: Tbc

Property Description:

A SOUTH FACING ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT Windsor Court comprises 13 houses and 27 apartments arranged over 2 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises a lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 60 years.

Development Manager
Communal Laundry
24 hour emergency Appello call system
Minimum Age 60
Guest Suite

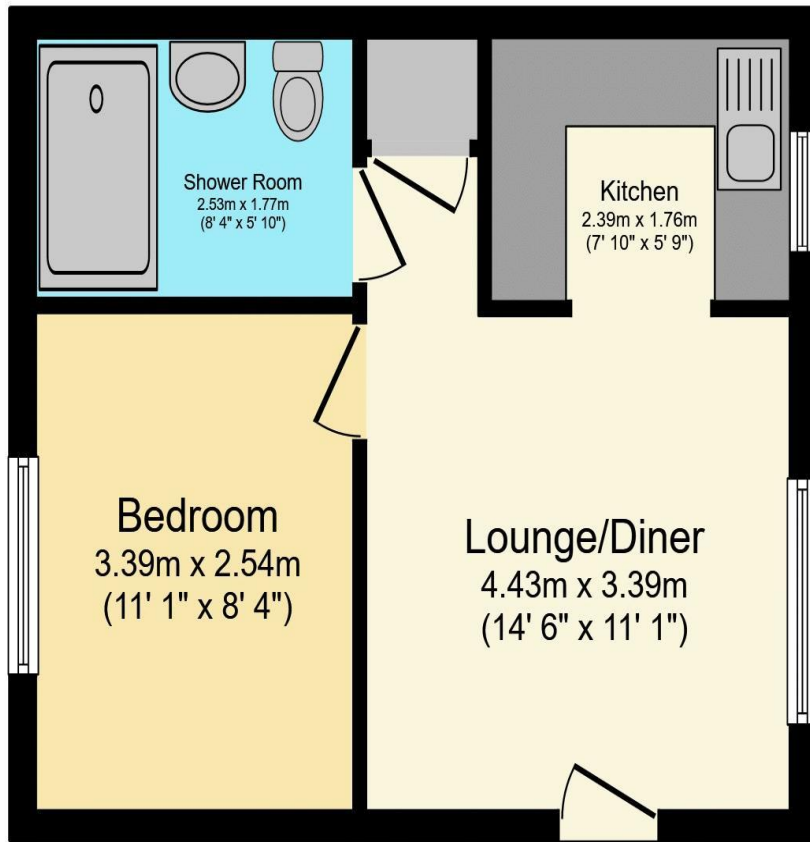
Communal Gardens
Lease TBC
Lease 99 years from 1987



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

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RETIREMENT
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Total floor area 31.7 m² (341 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

www.EPC4U.COM

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£100.00

Ground Rent Period Review:

Tbc

Annual Service Charge:

£3,166.15

Council Tax Band:

A

Event Fees:

0.00 Transfer

0.00 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.