

31 Albany Court

24 Polsham Park, Paignton, Devon, TQ3 2BB



PRICE: Guide Price £160,000

Lease: 125 years from 2004

Property Description:

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY AND VIEWS TOWARDS THE PARK

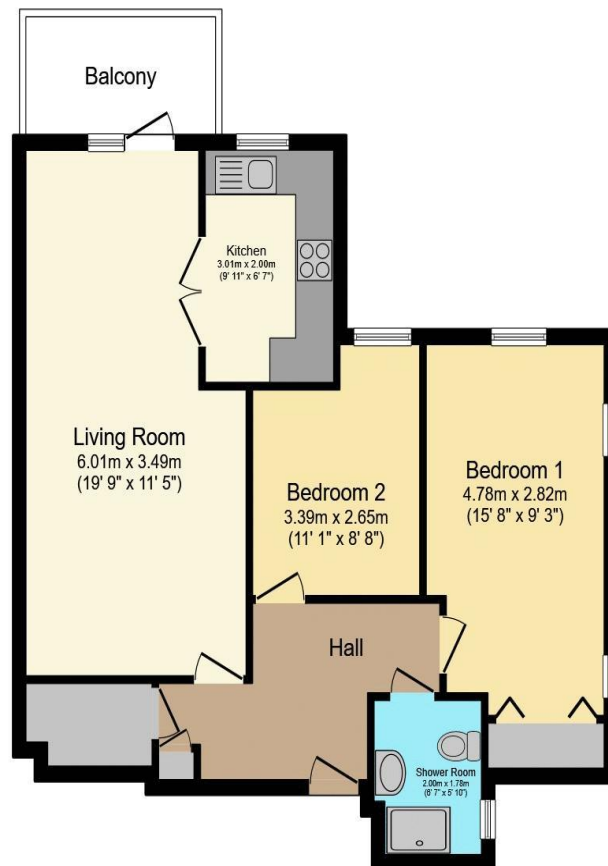
Albany Court was constructed by McCarthy & Stone (Developments) Ltd and is situated adjacent to Victoria Park. The development comprises 38 apartments arranged over 4 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 55 years.

Development Manager
Residents' Lounge and Gardens
Guest Suite & Laundry Room
24 hour emergency Appello call system
Minimum Age 55

Communal car park
Security Entry System linked to owners TV
Lift
Lease 125 years from 2004



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



Total floor area 67.4 sq.m. (725 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	76	76
(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	

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For Financial Year Ending:

27/02/26

Annual Ground Rent:

£450.00

Ground Rent Period Review:

2027

Annual Service Charge:

£6620.16

Council Tax Band:

D

Event Fees:

1% 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.