

1 Wesley Court

1 Millbay Road, Plymouth, Devon, PL1 3LB



PRICE: £170,000

Lease: 125 years from 2005

Property Description:

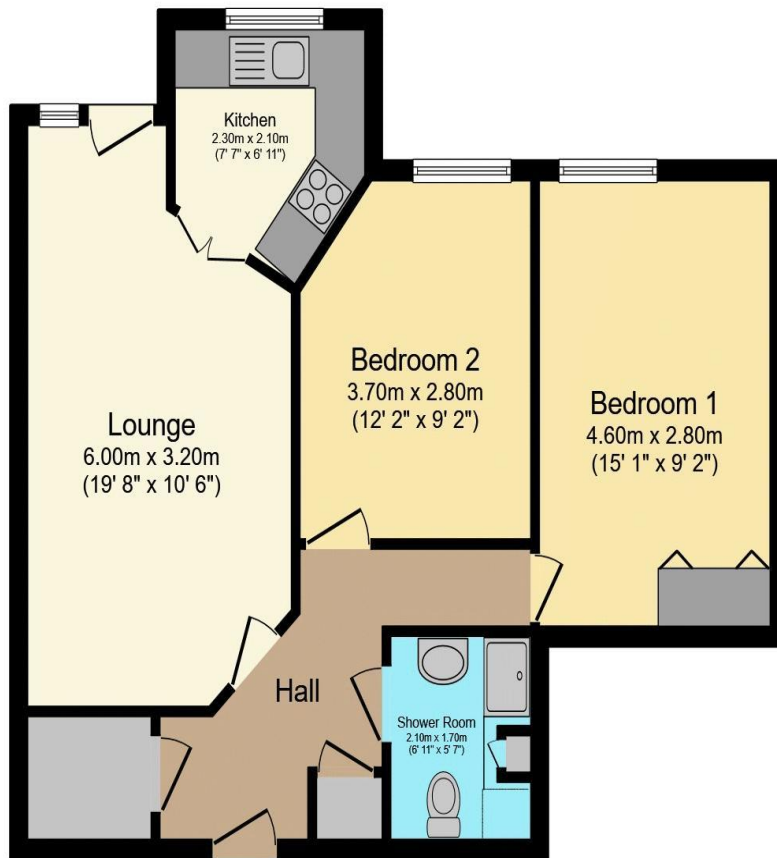
A GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH PATIO DOOR Wesley Court was built by McCarthy & Stone and is situated in The Hoe area of Plymouth city centre. The development comprises 74 apartments arranged over six floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, kitchen and bathroom. There are ensuite bath or shower rooms and French Balconies to selected apartments. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Under the terms of the lease the purchaser must be over 60 years. Residents 60 years, or in the case of a couple, one over 60 and the other over 55 years.

Residents' lounge, Battery car & cycle store
Guest Suite
Minimum Age 60
Communal Gardens & Car Park
Laundry Room

Security Entry System
Resident House Manager
Games and reading rooms
Lease 125 years from 2005



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



Total floor area 59.4 m² (640 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) A | | | |
| (81-91) B | | 82 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£460.00

Ground Rent Period Review:

2028

Annual Service Charge:

£4,245.88

Council Tax Band:

B

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.