

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**

 01425 632203  rachel.hazell@retirementhomesearch.co.uk

ACCOMMODATION

Double glazed.

ENTRANCE HALL

With illuminated light switch, power point. Ceiling light point. Smoke detector. Emergency intercom. Airing cupboard housing Gledhill Pulsa coil. Storage cupboard with hanging rail and shelving. Main door entry security system.

LIVING ROOM with patio door

Patio door leads to small paved patio area. Electric night storage heater. Power points to include TV/FM aerial point. Emergency pull cord. Telephone point. Glass doors leads to the:

KITCHEN with window

Fitted with a range of wall and floor units with work tops. Stainless steel sink unit with single drainer. Integrated refrigerator and freezer, built in electric oven and halogen hob with extractor hood over. Power points.

BEDROOM ONE with window

Built in wardrobe with sliding doors, hanging rail and shelves over. Illuminated light switch. Electric storage heater. Power points. Emergency pullcord. Telephone point. Door to:

BEDROOM TWO with window

Panel heater. Power points. Emergency pull cord.

BATHROOM

Tiled and fitted with shower, hand grips, emergency push button. WC with low level flush. Vanity unit with fitted wash hand basin. Extractor fan.

RETIREMENT

HOMESEARCH

Annual Service Charge:

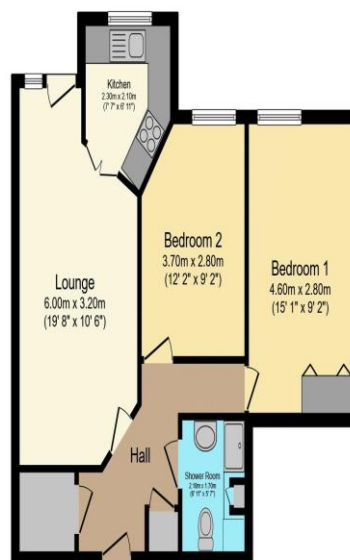
£4,245.88

Annual Ground Rent:

£460.00

For Financial Year Ending:

28/02/2025



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). Powered by www.focalagent.com

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	

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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 working order.