

61 Wesley Court, 1 Millbay Road, Devon, PL1 3LB



Price: £140,000

Lease: 104 years and 2 months

A ONE BEDROOM FOURTH FLOOR RETIREMENT APARTMENT WITH BALCONY 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 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 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.

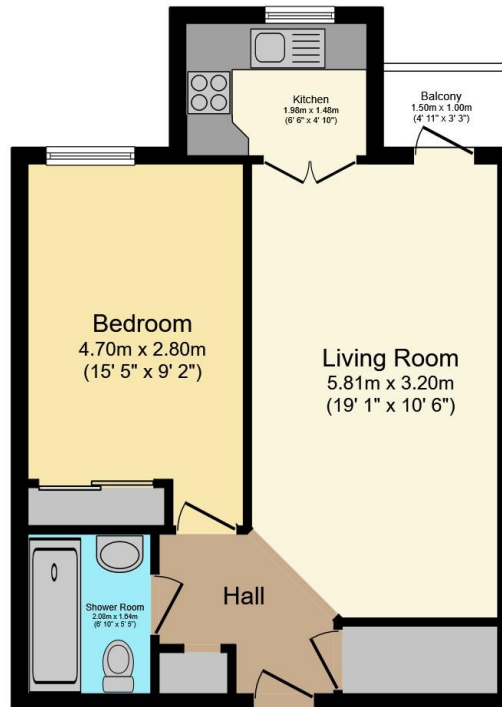
- Residents' lounge
- Guest Suite
- Minimum Age 60
- Communal Gardens & Car Park
- Laundry Room
- Security Entry System
- House Manager
- Lease 125 years from 2005
- Service charge £2,928.60
- Ground rent £395.00



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

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Total floor area 46.2 sq.m. (497 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 28/02/26

Annual Ground Rent: £395

Ground Rent Period Review: 2028

Annual Service Charge: £2928.6

Council Tax Band: A

Event Fees: 1% Transfer, 0% Contingency

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