



8 ST JOHNS COURT  
GUIDE PRICE £150,000

Ground Floor Retirement Apartment Overlooking  
Gardens, TAVISTOCK

MILLER TOWN & COUNTRY  
exp UK





- » Retirement Apartment for Over 55s
- » Ground Floor w. Internal & External Entrances
- » Private Patio Overlooking Communal Gardens
- » Secure Gated Development
- » Manager On-Site Daily
- » Use of All Communal Facilities
- » Short Walk to Health Centre / Town Amenities
- » Shared Gardens & Residents Parking

## The Property

This well presented one bedroom retirement apartment is perfectly situated on the ground floor of a secure gated development overlooking the well kept and colourful communal gardens. This property has a double bedroom, living room, shower room and kitchen, as well as large storage cupboard and can be accessed via both internal and external entrances. The development itself offers the use of many communal facilities such as a daily manager and piper alarm for when they are off duty. The launderette is free to all residents and the residents lounge offers a great social space and hosts many a coffee morning!

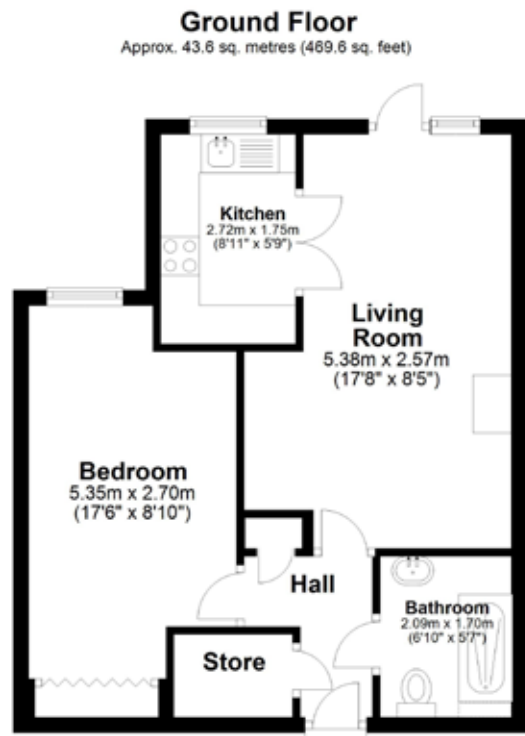


## Outside

This apartment has a small patio that over looks the communal gardens which wrap around the development. There is also a residents' car park.







Total area: approx. 43.6 sq. metres (469.6 sq. feet)  
**8 St Johns Court, Tavistock**

## Location

St Johns Court is situated a short walk along the river to the centre of the UNESCO World Heritage site of Tavistock, situated between the wilds of Dartmoor and the beautiful Tamar Valley. The town's amenities include doctor's surgeries, dental practices, local shops, plenty of cafes, a leisure centre and a theatre. There are also regular bus services to Plymouth and Okehampton.

## Agent's Notes:

Lease Length is 125 years from 1st Feb 2008 with 108 years remaining. Management fees £2846.46 pa to include water and building insurance. Ground Rent £425 pa

## KEY INFORMATION

	1 Bedroom		EPC Rating: D (64)
	1 Bathroom		Council Tax Band: B
	1 Reception Room		Tenure: Leasehold
	Communal Parking		Broadband: FTTC
	Not Listed		Mobile Signal: Indoor limited, Outdoor likely
	Heating: Electric		Ground Floor, Lateral Living
	Utilities: Mains electricity, water & drainage		
	Restrictions: Yes - see lease		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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## VIEWING:

Strictly through the vendor's sole agents  
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