



# Hermitage Court Ford Park Plymouth PL4 6QU

for sale offers over  
**£80,000**



## Property Description

An opportunity to acquire this one bedroom first floor retirement apartment, situated centrally in the popular residential area of Peverell. Close to a host of local amenities, such as shops and restaurants and has easy access to the city centre and main transport links.

This apartment offers a spacious lounge/diner area which leads in to the kitchen with matching wall and base units and built-in appliances, one good-sized double bedroom with built-in wardrobe and bathroom comprising walk-in shower, hand basin and W.C.

This retirement apartment offers comfortable, social living with a communal lounge as well as having your own private space.

Externally, this property benefits from communal gardens and allocated parking.

**BOOK YOUR VIEWINGS NOW!**

## Lounge/Diner

11' 2" x 17' 8" ( 3.40m x 5.38m )

## Kitchen

5' 7" x 8' 10" ( 1.70m x 2.69m )

## Bedroom

8' 7" x 18' 5" ( 2.62m x 5.61m )

## Bathroom

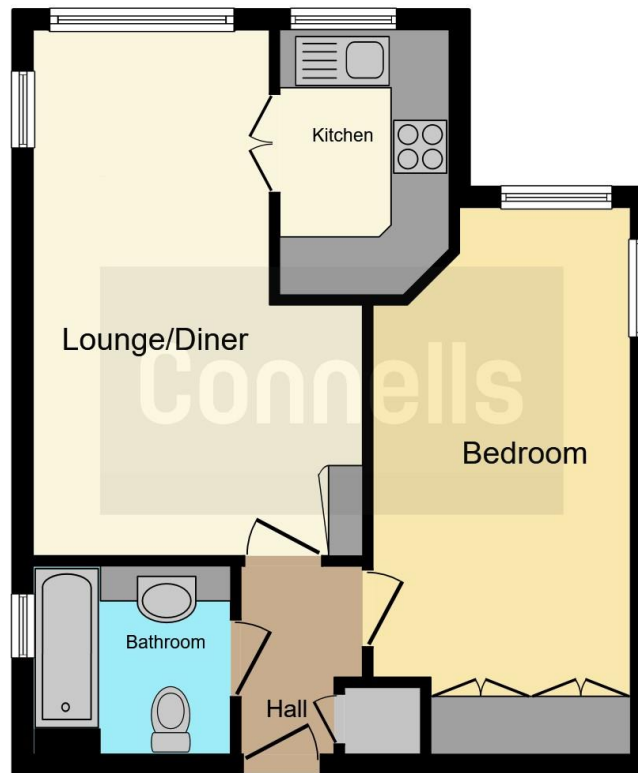












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 3940.00

Ground Rent:  
 394.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312149](http://connells.co.uk/Property/PLH312149)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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