

## Contact us

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**27/K/24 5603**

## Floor Plans...

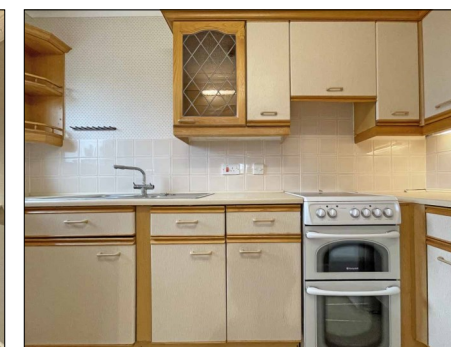
### First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**Flat 31 Elim Court, Elim Terrace,  
Peverell, Plymouth, PL3 4QB**

*We feel you may buy this property because...*

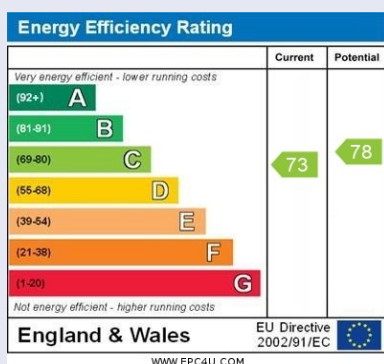
*'Of the residential location and well-maintained facilities.'*

**£140,000**

**RETIREMENT FLAT  
TWO BEDROOMS  
COMMUNAL GARDEN  
NO ONWARD CHAIN  
CLOSE TO MUTLEY PLAIN  
COMMUNAL PARKING  
RESIDENTS FACILITIES**

## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



**Number of Bedrooms**  
Two Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Electric Heating

**Water Meter**  
TBC

**Parking**  
Communal Parking On First  
Come First Served Basis

**Outside Space**  
Communal Garden

**Council Tax Band**  
C

**Council Tax Cost 2024/2025**  
Full Cost: £1,968.77  
Single Person: £1,476.58

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £300  
Second Home or Investment  
Property: £7,300

Please be aware that there is  
a 2% surcharge (of the  
purchase price) on the above  
rates for non-UK residents.

**What3words Location**  
///soils.also.look

**Flood Risk Summary**  
Rivers and the Sea:  
Very Low Risk  
Surface Water:  
Low Risk

**Maximum Broadband Available**  
Download Speed: 1000Mbps  
Upload Speed: 1000Mbps

*Introducing...*

This purpose built retirement flat is strictly for the over 55's. Located on the first floor the accommodation comprises a large living room which is open plan into the kitchen, there is a good-sized double bedroom with fitted wardrobes and another generous single bedroom aswell as a shower room. The building has a lift service to all floors. The apartment also benefits from electric heating, double glazing and a monitored Piper alarm system. Other residents' facilities include an in-house manager, 24-hour emergency care line and laundry facilities. Externally there is a lovely and well-maintained communal garden for residents' use and resident's parking area subject to availability. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable retirement property.

*The Accommodation Comprises...*

**GROUND FLOOR**

Entry is via a secure main entrance accessing the ground floor. From here there are steps and a lift service to all floors and access is given to the communal residents' areas.

**FIRST FLOOR**

**ENTRANCE**

From the first floor landing a private door opens into flat 31 and the entrance hall.

**ENTRANCE HALL**

With wall mounted entry phone, coving to ceiling, electric radiator.

**BEDROOM 1**

**4.25m (13'11") x 2.76m (9'1")**

Window to rear, electric radiator, fitted bedroom suite comprising built-in wardrobes with hanging rail, shelving, overhead storage cupboard, bedside cabinets.

**BEDROOM 2**

**4.25m (13'11") x 1.99m (6'7")**

Window to rear, electric radiator, coving to ceiling.

**SHOWER ROOM**

Fitted with a three-piece suite comprising walk in shower with electric wall mounted shower, vanity wash hand basin with cupboard storage below, low level WC, tiled splashbacks, electric radiator/towel rail, electric fan heater, extractor fan, wall mounted mirror.



**AIRING CUPBOARD**

Built in storage/meter cupboard with slatted shelving.

**LOUNGE/DINING ROOM**

**5.27m (17'4") x 3.30m (10'10")**

Bay window to rear, fireplace, electric radiator, coving to ceiling, bi-fold door.

**KITCHEN**

**3.30m (10'10") x 1.72m (5'8")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge and freezer, space for cooker, tiled splash backs, coving to ceiling.

**OUTSIDE:**

Within the centre of the development there are parking spaces subject to availability and residents' also have access to a well maintained, communal garden area.

**AGENT'S NOTE**

Located within the popular residential area of Peverell, Elim Court is a well-maintained retirement complex strictly for the over 55's. Within the development there is a lift service and stairs to all floors. Other residents' facilities include an in-house manager, 24-hour emergency care line, laundry facilities, well maintained communal gardens, guest suite for visitors to stay and a residents' lounge, where a wide range of social events are held.



**LEASE DETAILS**

The term of the lease for this property is 99 years from 1990. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £314.14 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £4,277.76 per annum. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.