

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
**(01752) 514500**

North Plymouth and  
Residential Lettings Office  
56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ  
**(01752) 772846**

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:  
02/J/25 5807

## Can We Help Further?

### Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

### Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

### Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

### Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

### Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

## 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.

PLYMOUTH  
**HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



RETIREMENT COMPLEX  
SECOND FLOOR APARTMENT  
ONE BEDROOM  
COMMUNAL, UNALLOCATED  
PARKING  
BALCONY  
NO ONWARD CHAIN

Flat 24 Wesley Court, 1 Millbay Road,  
City Centre, Plymouth, PL1 3LB

We feel you may buy this property because...  
'Because of the accommodation, location and retirement facilities on offer'

**£110,000**

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

Energy Efficiency Rating	
Current	Potential
79	87

Very energy efficient - lower running costs  
(92+) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

**Number of Bedrooms**  
One Double Bedroom

**Property Construction**  
Cavity Brick Wall

**Heating System**  
Electric Heating

**Water Meter**  
TBC

**Parking**  
Communal

**Outside Space**  
Communal Gardens

**Council Tax Band**  
A

**Council Tax Cost 2025/2026**  
Full Cost: £1,550.28  
Single Person: £1,162.71

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: Nil  
Second Home or Investment  
Property: £5,500

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

## Introducing...

Plymouth Homes are delighted to present to the market this second floor apartment situated within the retirement complex "Wesley Court". Wesley Court is a retirement complex, strictly for the over 60's, and located on the fringe of the city centre with easy access to Plymouth's numerous amenities and transport links. In brief, the apartment comprises: lounge/dining room, private balcony, kitchen, double bedroom and shower room. In addition there are further communal residents facilities to include an in house care manager, resident's lounge, library, cinema/tv room, laundry and guest suite available for visiting friends or relatives. Offered for sale with no onward chain Plymouth Homes would advise an early viewing to appreciate the location and size of this spacious home.

## The Accommodation Comprises...

### ENTRANCE

Entry is via secure entrances to both the front and rear of the building. The flat is located on the second floor and can be approached via a communal hallway, stairs and a lift.

### SECOND FLOOR

Private entrance door opening into the entrance hall.

### ENTRANCE HALL

With wall mounted entry phone, built in meter cupboard and coving to ceiling.

### STORAGE

A walk in storage cupboard with light and also housing the hot water heater.

### LOUNGE/DINER

**5.78m (19') x 3.26m (10'8")**

A good sized reception space incorporating the lounge and dining areas, with double glazed window to the front, coal effect electric fire set within a feature surround, electric storage heater, coving to ceiling, uPVC glazed door opening to the balcony and double doors to the kitchen.

### KITCHEN

**2.27m (7'6") x 2.15m (7'1")**

Fitted with a matching range of base and eye level units with worktop



space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks integrated fridge, freezer, eye level electric oven and four ring electric hob with cooker hood above, double glazed window to the front and coving to ceiling.

### SHOWER ROOM

**2.08m (6'10") x 1.71m (5'7")**

Fitted with a three piece suite comprising double shower cubicle with fitted shower above, vanity wash hand basin with cupboard storage below, low-level WC, heated towel rail, electric fan heater, extractor fan, shaver point and light, tiled splashbacks.

### BEDROOM

**4.80m (15'9") max x 2.82m (9'3")**

A double sized bedroom with double glazed window to the front, built in wardrobes, electric storage heater and coving to ceiling.

### BALCONY

A front facing balcony which is enclosed by glass balustrade.

### OUTSIDE

To the rear of the building the property offers gated grounds which incorporate residents and visitors parking and various southerly facing communal garden areas for residents use. We're informed the residents that parking is on a non-allocated basis.

### LEASE DETAILS

The term of the lease for this property is 125 years from 2005. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £395 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £2,928.60 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.

## Floor Plan...

