



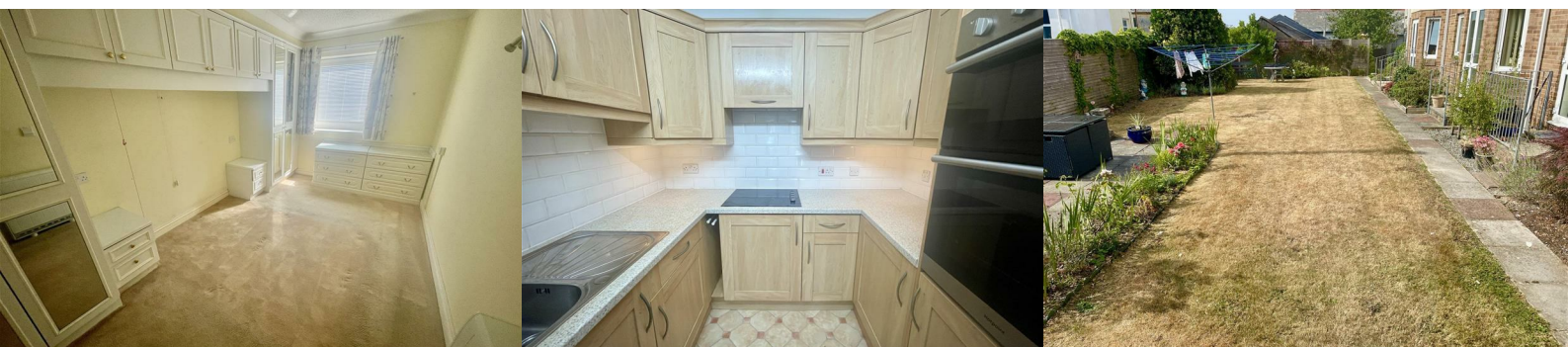
2 Elim Court Elim Terrace

Peverell, Plymouth, PL3 4QB

£95,000



Situated on the ground floor of a popular retirement development for residents aged 60+ (or 1 partner aged 60+). This purpose-built apartment offers secure, comfortable living with an on-site manager, communal lounge, kitchen, laundry, hair salon, landscaped gardens & private parking. Offered vacant with no chain, it features uPVC double-glazing, electric/night storage heating, a spacious lounge/diner, fitted kitchen, double bedroom with fitted furniture, shower room/WC & a useful utility cupboard.



ELIM COURT, ELIM TERRACE, PLYMOUTH, PL3 4QB

DISCLAIMERS

** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate & must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

** Please note that any services, heating systems, or appliances have not been tested, & no warranty can be given or implied as to their working order**

SUMMMARY

Found on the ground floor of this modern popular retirement development. Comprising purpose-built flats offering a secure & comfortable environment for owner occuppies. The occupier must be at least 60 years old (if a couple, at least one person must be 60 or older). There is an on-site manager, a friendly community spirit taking advantage of the comfortably appointed building incorporating a spacious reception area, a large communal lounge, a communal kitchen, hair dressing salon & laundry. The well-kept landscaped gardens wrap around the property & an on-site private carpark.

The flat is vacant with no chain. It has uPVC double-glazing & electric/night storage heating units. Generous sized lounge/dining room, a fitted kitchen, a spacious double bedroom with fitted furniture, a shower room/wc & a useful utility cupboard.

LOCATION

Found in this popular & established residential area of Peverell with a variety of local services & amenities found near-by in Hyde Park & Mutley Plain. A convenient position with easy access into the City Centre & close-by connections to major routes in other directions.

GROUND FLOOR

ENTRANCE

Entrance via the communal entrance lobby & reception hall/hallways.

FLAT NUMBER TWO

HALL

Door into the walk-in useful utility cupboard with electric meter & houses the Ariston electric water heater.

LOUNGE/DINING ROOM 19'8 x 10'8 max (5.99m x 3.25m max)

Bay window to the front with French doors overlooking and opening out to the front communal garden. Dimplex Quantum night storage heating unit. Polished stone fire surround & hearth with fitted electric coal-effect fire. Doorway into:

KITCHEN 7'5 x 6'1 (2.26m x 1.85m)

Fitted kitchen with sink & mixer tap. Integrated appliances to include Beko 4 ring electric hob with illuminated extractor hood over, fridge, Hotpoint dual oven/grill.

BEDROOM 14'3 x 8'9 floor area (4.34m x 2.67m floor area)

Window to the front. A range of built-in bedroom storage incorporating 2 chests of drawers, wide double bed recess with wardrobes & bedside drawers to the side. Dimplex night storage heating unit.

SHOWER ROOM 6'8 x 5'6 (2.03m x 1.68m)

Comprising a shower, wc & wash-hand basin.

EXTERNALLY

Communal gardens & grounds. Private car park.

TENURE

Leasehold. A term of 62 years remaining. Ground rent is £157.07 per 6 months (£314.14 per annum). Service charge is £257.99 per month (£3,095.88 per annum)

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

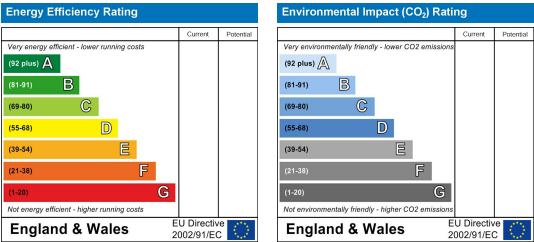
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.