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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

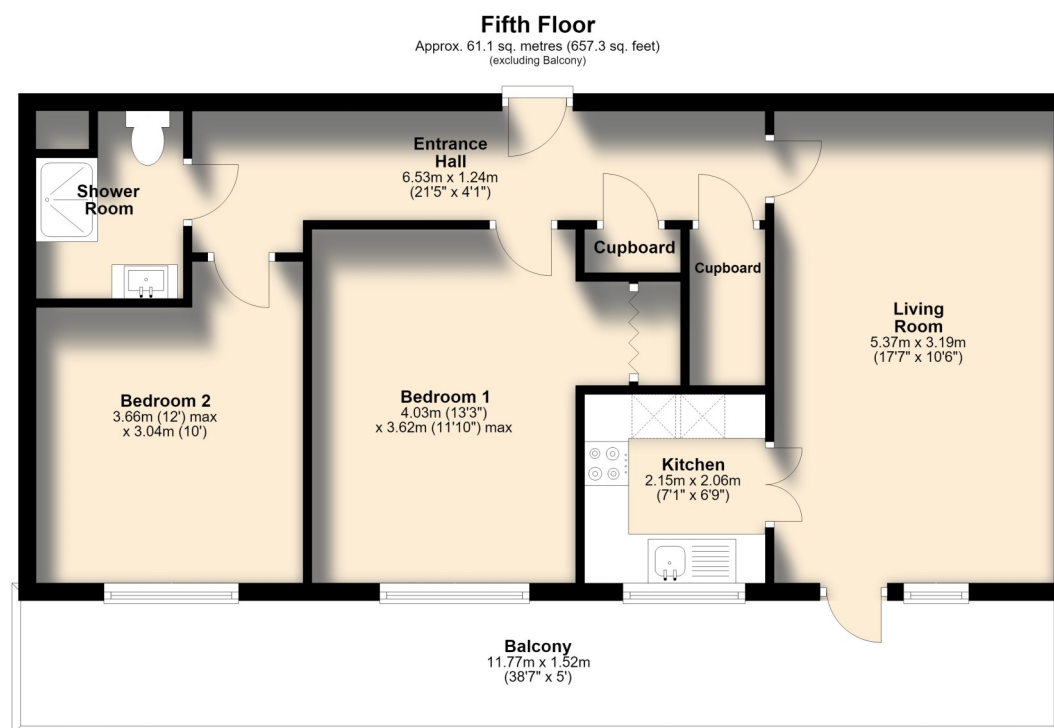
(Central Plymouth Office Only)

Our Property Reference:

22/G/26 6024



Floor Plans...



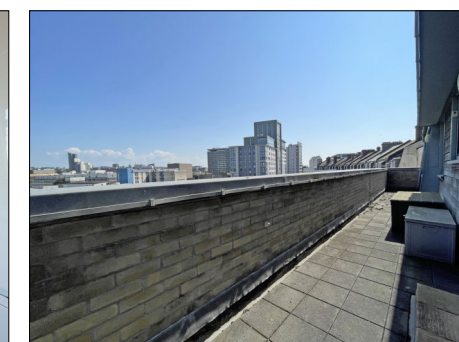
Further Information...

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



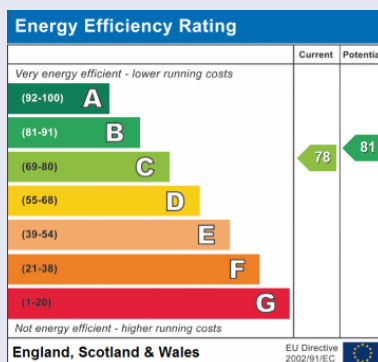
**CENTRALLY LOCATED
BEAUTIFULLY PRESENTED
PENTHOUSE APARTMENT
2 DOUBLE BEDROOMS
LARGE LIVING ROOM
MODERN KITCHEN
PRIVATE BALCONY**

**Flat 71, Wesley Court, 1 Millbay Road,
Plymouth, PL1 3LB**

We feel you may buy this property because...
'Of the central location and the particularly spacious
accommodation on offer.'

£170,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Double Bedrooms

Property Construction
Traditional Construction

Heating System
Electric Heating

Water Meter
Yes

Parking
Gated Residents Parking

Outside Space
Communal Gardens

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £900
Home or Investment
Property: £9,400

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 fifth-floor penthouse apartment, situated within “Wesley Court”, and enjoying panoramic views across the city. 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: spacious lounge/ dining room, large private balcony, a modern fitted kitchen with integrated appliances, two large double bedrooms and modern fitted shower room. Within the building, there is a resident's lounge/kitchen for socialising, activities and events, a library, cinema/tv/games room, laundry room and a guest suite available for visiting friends or relatives. Each flat also has a monitored, pull cord alarm system and there are communal garden areas within the gated grounds which also incorporate the residents parking area. Offered for sale with no onward chain Plymouth Homes would advise an early viewing to appreciate the location and size of this spacious property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

The front of the building is approached via a secure communal main entrance and hallway. While, from the rear of the building, there is another secure communal entrance from the parking area to the first-floor level. Both levels offer a lift service and stairs to all floors and access the residents’ communal areas listed below.

FIFTH FLOOR

ENTRANCE

A secure private door opens into the entrance hall.

ENTRANCE HALL

6.53m (21'5") x 1.24m (4'1")

A lovely large hallway, with electric storage heater, coving to ceiling, access to the loft space, and two built cupboards, one housing the electric emersion water heater.

LIVING ROOM

5.37m (17'7") x 3.19m (10'6")

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



BALCONY

11.77m (38'7”) x 1.52m (5')

An enclosed, private balcony enjoying panoramic views across the city centre.

KITCHEN

2.15m (7'1") x 2.06m (6'9")

Re-fitted with a matching range of modern base and eye level units with worktop space above, soft closing drawers and doors, retractable pantry and refuse cupboard, sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, a range of integrated appliances to include fitted eye level electric double oven, four ring electric hob with cooker hood above, fridge and freezer, wall mounted electric heater, coving to ceiling, double glazed window to the front enjoying the views.

BEDROOM 1

4.03m (13'3”) x 3.62m (11'10”) max

A good-sized double bedroom with double glazed window to the front, built in wardrobe, electric storage heater, coving to ceiling.

BEDROOM 2

3.66m (12') max x 3.04m (10')

A second double bedroom with double glazed window to front, electric storage heater, coving to ceiling.

SHOWER ROOM

2.13m (7') max x 1.68m (5'6”)

Fitted with a modern three-piece suite comprising shower cubicle with rainfall shower head and separate hand shower attachment, vanity wash hand with cupboard storage below, low level wc, tiled surround, chrome radiator/towel rail, extractor fan, shaver point, wall mounted cabinet and mirror.



OUTSIDE

To the rear of the building the property offers gated grounds which incorporate residents and visitors parking (non-allocated) and various southerly facing communal garden areas for residents use.

RESIDENT’S FACILITIES

The building benefits from an in-house care manager, resident's lounge/kitchen for socialising, activities and events, a library, cinema/tv/games room, laundry room and a guest suite available for visiting friends or relatives. Each flat also has a monitored, pull cord alarm system.

LEASEHOLD

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 combined ground rent and service charge is £3,394 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.

