Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Wesley Court Millbay Road

Plymouth, PL1 3LB

£99,000

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Well-presented 1st floor apartment in a modern McCarthy & Stone retirement development for over-55s. Vacant with no onward chain. The property benefits from secure parking, level access, lounge with balcony, fitted kitchen, double bedroom, shower room & ample storage. Ideally positioned with pleasant outlooks.







WESLEY COURT, MILLBAY ROAD, PLYMOUTH, PL1 3LB

SUMMARY

A well presented & enviably positioned 1st floor flat. Effectively accessed at ground floor level via a level approach from the rear-set car park. A modern McCarthy & Stone retirement complex built circa 2005. This retirement home has the age restriction of over 55 years old. It was been looked after well, maintained to a high standard & is vacant with no chain. Enjoying an enviable position & easily accessed by the large, private & secure rear car park. From the flat itself, a pleasant outlook at the front across the junction with views of Western Approach & beyond and to the New Continental Hotel opposite, enjoying the ongoings of weddings & other events.

The apartment itself, with a spacious hall incorporating a services cupboard housing the electric meter & consumer unit. A walk-in store housing the Gledhill Plusacoil large capacity hot water heater with economy 7. A spacious lounge/dining room with views & balcony off, a modern fitted & integrated kitchen with a Hotpoint freezer, a stainless steel sink, AEG 4 ring hob, fridge & AEG electric oven. A generous sized double bedroom with open wardrobe, a well appointed shower room with a suite comprising a large shower, wc & wash-hand basin.

LOCATION

Found in this popular established area in the city centre & within easy distance of Plymuth waterfront & the Hoe. A good variety of local services & amenities to hand. Close by connection to major routes in other directions.

ACCOMMODATION

HALL

STORE 6'5 x 3'6 (1.96m x 1.07m)

LOUNGE/DINING ROOM 19'1 x 10'10 (5.82m x 3.30m)

BALCONY 6'3 x 3'6 (1.91m x 1.07m)

KITCHEN 6'2 x 7'6 estimate (1.88m x 2.29m estimate)

BEDROOM 15'6 max x 9'1 (4.72m max x 2.77m)

SHOWER ROOM 6'11 x 5'4 (2.11m x 1.63m)

AGENT'S NOTE

The property has a leasehold of 125 years from 2005 with 103 years remaining. The annual ground rent is £395.00 TBC & the annual service charge is £3160.00 TBC.

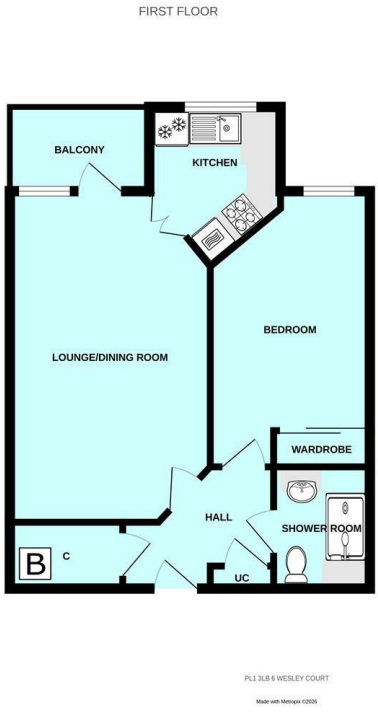
COUNCIL TAX

Plymouth City Council
Council Tax Band: A

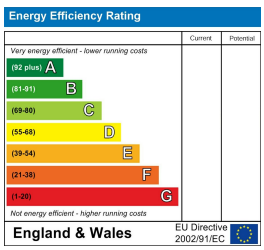
Area Map

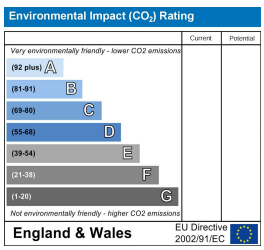


Floor Plans



Energy Efficiency Graph





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