



## 1 Consort Close

Hartley, Plymouth, PL3 5TX

£280,000



A most well-presented first/second floor maisonette, located within the popular Consort Village development. A gated-community for those aged 60+. Sold with vacant possession & no onward chain. Accessed via stairs or lift to the communal first-floor landing. Generous sized lounge/dining room with feature fireplace with an electric fire & balcony. A modern-fitted integrated kitchen, double bedroom & a well-appointed shower room/wc. On the second floor, a large master bedroom with excellent storage & a spacious en-suite shower room. A private allocated parking space & use of the delightful, well-kept, communal gardens and grounds.



## CONSORT CLOSE, HARTLEY, PLYMOUTH, PL3 5TX

### LOCATION

Located in the sought after & desirable complex comprising of apartment & bungalows which date back circa 1994/1995. Consort Village providing good back-up & an excellent range of services. A gated-community for those aged 60+. Within the complex is a village liaison office, events arranged in the social area & a variety of businesses visit the site regularly. The complex offers good security lying within a gated & walled environment. For example, your apartment can be monitored & looked after when you are away. Consort Village lies within the desirable & popular residential area of Hartley with a good variety of local services & amenities to hand. Access into the city & nearby connection to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### COMMUNAL HALL

Stair or lift access to first floor.

##### COMMUNAL VERANDA

Door into 1 Consort Close.

##### HALL 15'1" x 6'2" (4.60m x 1.88m )

Staircase rises to the second floor. Cupboard housing electric meter & consumer unit with space and plumbing for a washing machine/dryer.

##### BEDROOM TWO 13' x 11'5" (3.96m x 3.48m )

Fitted wardrobe.

##### LOUNGE/DINING ROOM 18'11" x 12'10" maximum (5.77m x 3.91m maximum)

French doors opening to balcony. Night storage heating unit. Feature fireplace with electric coal-effect fire. Door to kitchen.

##### KITCHEN 9'1" x 6'11" (2.77m x 2.11m)

Window overlooking Torr Road. Modern-fitted kitchen with integrated appliances including a Bosch 4 ring Schott Ceran hob with stainless-steel splash-back, extractor hood over. Beko oven/grill.

##### SHOWER ROOM 6'4" x 5'10" (1.93m x 1.78m)

Modern-fitted with shower, wc & wash-hand basin. Storage cupboard.

### SECOND FLOOR

#### LANDING

##### MASTER BEDROOM 15'5" x 14'5" (4.70m x 4.39m)

Windows to the front with long views. Wardrobe.

##### AIRING CUPBOARD 4'6" x 3'11" (1.37m x 1.19m )

Housing Fortic style hot water tank with dual immersion heater.

##### EN-SUITE SHOWER ROOM 18'4" x 7'5" (5.59m x 2.26m)

Velux double-glazed window. Linen cupboard. Quality white, modern suite with shower, wc & wash-hand basin.

### EXTERNALLY

Private allocated parking space.

### TENURE

Leasehold. 999 years from 01/01/1995 with 969 years remaining. Rent at 'peppercorn'. Service charge: currently set at £2260.00 per annum from 1st October 2025 to 30th September 2026. This includes upkeep of communal gardens, outdoor maintenance, removal of rubbish etc. Building insurance cost for the current year is to be confirmed.

### COUNCIL TAX

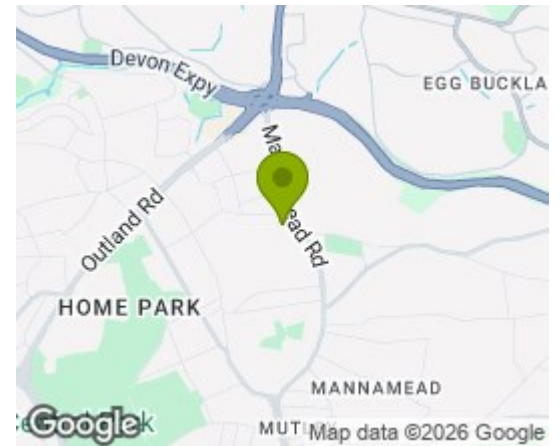
Plymouth City Council  
Council Tax Band: C

### SERVICES

The property is connected to all the mains services: electricity, water and drainage.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



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## Energy Efficiency Graph

