

## 1 Wesley Court

1 Millbay Road, Plymouth, Devon, PL1 3LB



**PRICE: £175,000**

**Lease: 125 years from 2005**

### Property Description:

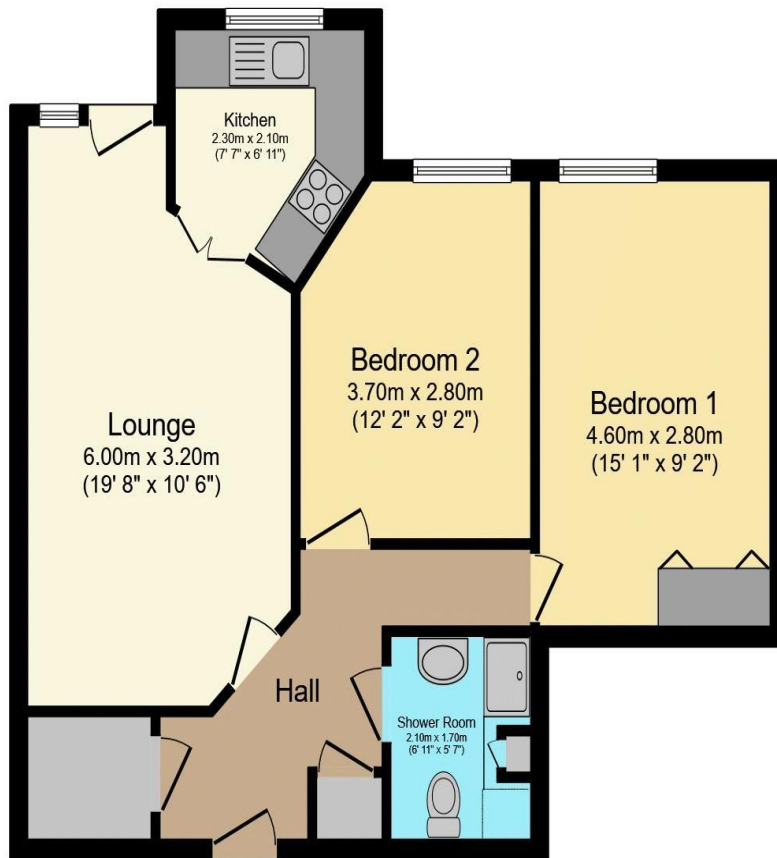
A GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH PATIO DOOR Wesley Court was built by McCarthy & Stone and is situated in The Hoe area of Plymouth city centre. The development comprises 74 apartments arranged over six floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, kitchen and bathroom. There are ensuite bath or shower rooms and French Balconies to selected apartments. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Under the terms of the lease the purchaser must be over 60 years. Residents 60 years, or in the case of a couple, one over 60 and the other over 55 years.

Residents' lounge, Battery car & cycle store  
Guest Suite  
Minimum Age 60  
Communal Gardens & Car Park  
Laundry Room

Security Entry System  
Resident House Manager  
Games and reading rooms  
Lease 125 years from 2005



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 59.4 m<sup>2</sup> (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/02/2025**

**Annual Ground Rent:**

**£460.00**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£4,245.88**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.