

**37 Albany Court**

**24 Polsham Park, Paignton, Devon, TQ3 2BB**



**PRICE: £120,000**

**Lease: 125 years from 2004**

**Property Description:**

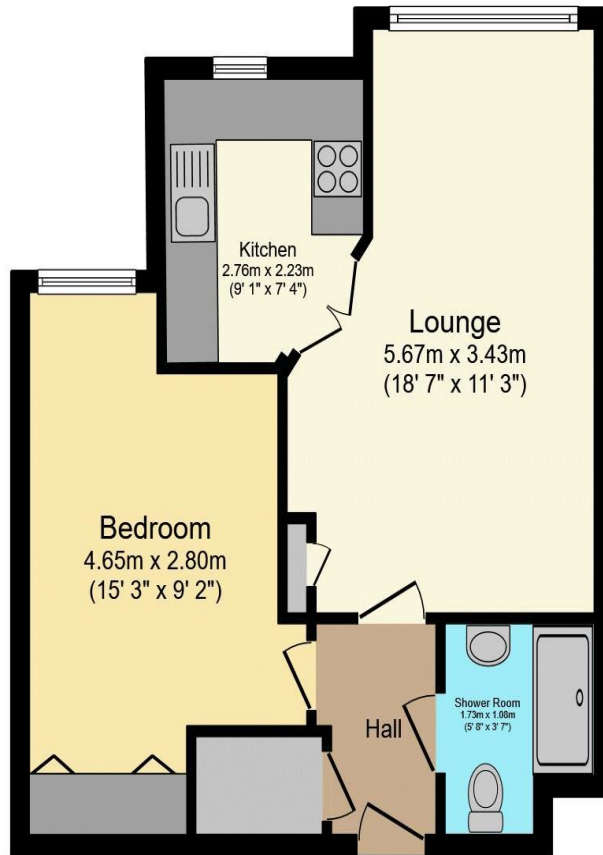
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Albany Court was constructed by McCarthy & Stone (Developments) Ltd and is situated adjacent to Victoria Park. The development comprises 38 apartments arranged over 4 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 55 years.

Development Manager  
Residents' Lounge and Gardens  
Guest Suite & Laundry Room  
24 hour emergency Appello call system  
Minimum Age 55

Communal car park  
Security Entry System linked to owners TV  
Lift  
Lease 125 years from 2004



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



Total floor area 46.2 sq.m. (497 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).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	82
(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:**

**29/02/2025**

**Annual Ground Rent:**

**£385.00**

**Ground Rent Period Review:**

**2027**

**Annual Service Charge:**

**£4,283.30**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.