

# 34 PASSMORE EDWARDS COURT LISKEARD PL14 6AS



A well presented one bedroom first floor apartment within Passmore Edwards Court with no forward chain and being offered to purchase as a Shared Ownership home with applicants owning 75% of the property. Passmore Edwards Court has been designed for over the 50's with a relevant care and support need to continue living independently.

**Price £135,000**

Liskeard has a wide range of amenities and also mainline train station providing access to Plymouth and London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some 8 miles away with coastal walks and Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery.

The property is located on the first floor and benefits from open plan lounge/diner with kitchen area and is well presented throughout.

Passmore Edwards Court is a lovely complex and benefits from communal facilities including hairdressers, launderette, residents lounge, restaurant and computer room, various activities are also held on a regular basis. The development is secure and was designed for the over 50's with a requirement for additional support, an "Extra Care Scheme" is also offered to enable residents to continue living independently. There are on site care staff and an alarm system in place for residents for peace of mind.

#### **THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-**

The first floor can be accessed via a lift or stairs into the communal hallway where this property entrance can be found:

#### **ENTRANCE HALL**

Two storage cupboards one housing the boiler and the other being an airing cupboard. Consumer unit, intercom and door to:

#### **WET ROOM**

##### **9' 9" X 6' 6" (2.97M X 1.98M) MAX**

White suite comprising WC, pedestal wash hand basin, shower with surround, additional support rails. Door to bedroom.

#### **BEDROOM**

##### **15' 6" X 11' 0" (4.72M X 3.35M)**

Double glazed window overlooking the grounds, door to hallway.

#### **LOUNGE/DINER**

##### **15' 9" X 9' 6" (4.80M X 2.89M) MAX**

Large double glazed window allowing the room to be light and airy and overlooking the grounds.

#### **KITCHEN AREA**

##### **9' 6" X 7' 9" (2.89M X 2.36M) MAX**

Range of wall and floor units with working surfaces over and inset stainless steel sink unit. Tiled splashbacks, electric cooker. Space and plumbing for a washing machine and space for fridge freezer.

#### **COMMUNAL FACILITIES**

Laundry room: located on the lower ground floor with washing machines and dryers.

Bathroom: located on the lower ground floor available on a bookable basis.

Restaurant, computer room and residents lounge on the ground floor along with a hairdressers.

#### **SERVICE CHARGE**

We understand the charge is approximately £270.00 per month, however this is to be confirmed along with further leasehold information. We believe the service charge is to include heating costs, water and buildings insurance.

#### **EXTRA CARE SCHEME**

An extra-care scheme is available to residents at an additional charge for someone who requires additional help and support to continue living independently without the need to go into residential care full time.

#### **PLEASE NOTE**

The property is being sold with a 75% ownership with the remainder 25% being owned by Aster Group. For further information please contact us.

#### **SERVICES**

Mains water, electricity, drainage and gas.

#### **COUNCIL TAX BAND**

A

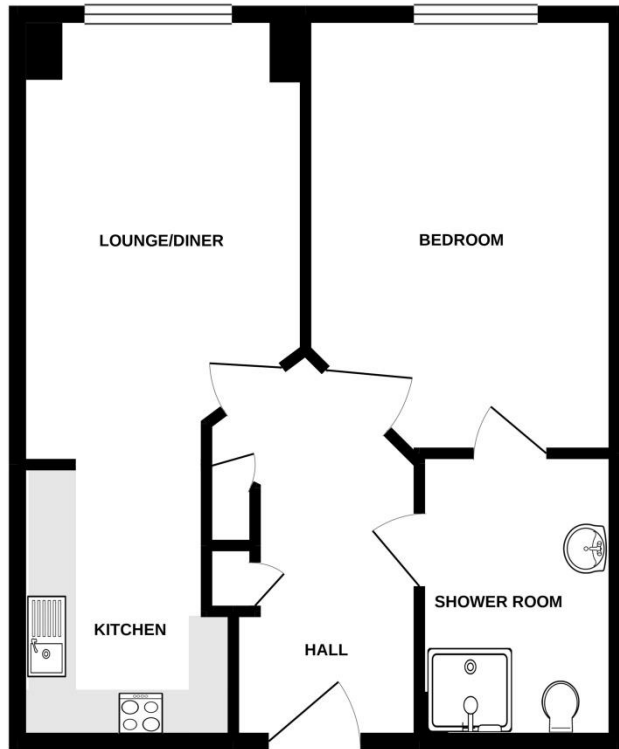
#### **EPC RATING**

C

#### **VIEWING**

Strictly by prior appointment with the vendors agents – Jefferys 01579 342400





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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