



Falcon

01752 600444

23 Hermitage Court

Ford Park, Plymouth, PL4 6QU

Guide Price £150,000 - £155,000





In Brief

A fabulous 2 double bedroemed 2nd floor retirement flat. Fantastic spacious layout.

Reception Rooms Large living room / dining room

Bedrooms 2 Double bedrooms

Heating Electric heating

Area 667 sq ft

Tenure Leasehold

Parking Communal parking area, first come first served!

Council Tax C

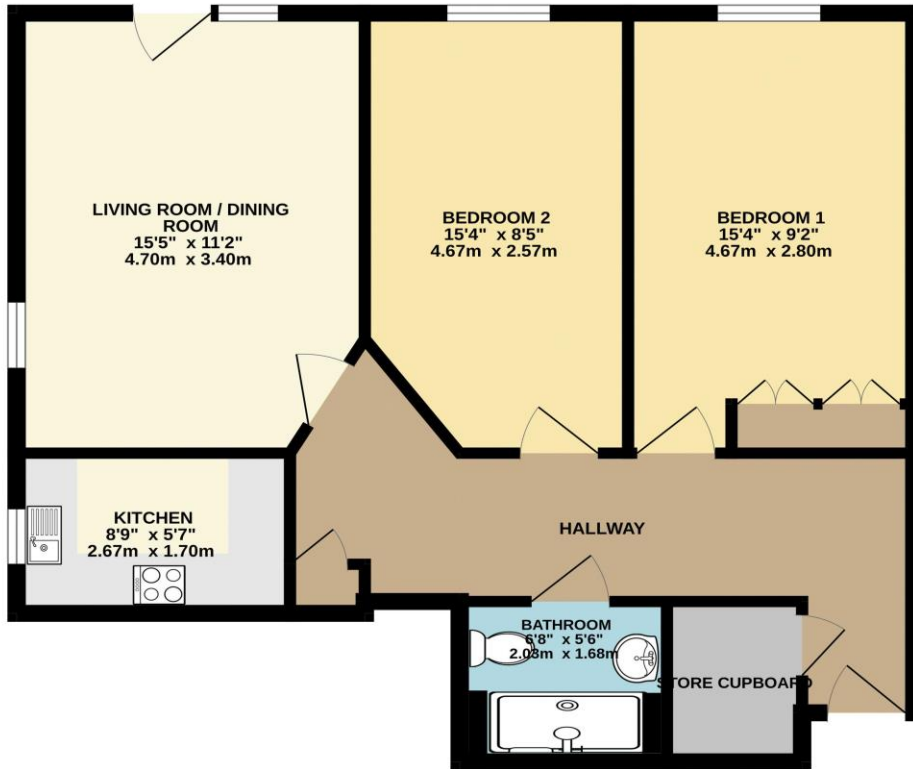
Description

Retirement flat by McCarthy and Stone - now First Port. With peace of mind, comfort and independence is this superb 2nd floor two double bedroemed beautiful retirement (age restriction 60 years +) apartment positioned at the front and side of this fabulous building with an outlook up towards Mutley Plain. The apartment has call points in every main room which provide direct contact with the house manager. Other benefits include an emergency care line for round the clock cover, camera entry system, smoke detector and intruder alarm. This bright and airy apartment has a very well fitted and stylish kitchen and the washing machine, tumble drier and ironing board facilities are all at hand in the communal laundry room and there is a lift making to help with easy access. The front door to this apartment is right beside the lift making access even more straightforward. There is also a luxurious communal residents lounge to enjoy and a furnished guest suite. The property offers complete privacy and independence and post, milk and newspapers can be delivered direct to the door. The property is being sold on a leasehold basis on a 125 year lease from 2005. The ground rent payable is £500pa and the annual service charge is approximately £5,500pa. This includes buildings insurance and 24/7 care.

Need A Mortgage?

Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 sq.m.) approx.
Made with Metropix ©2023



Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

Your home may be repossessed if you do not keep up repayments on your mortgage.

