



# Falcon

01752 600444

## Flat 7, Hermitage Court

Ford Park Road, Plymouth, PL4 6QU

Guide Price £150,000 - £155,000







## In Brief

### Ground Floor Retirement Apartment

<b>Reception Rooms</b>	Living Room & Kitchen
<b>Bedrooms</b>	Two Double Bedrooms
<b>Heating</b>	Electric Heating
<b>Area</b>	613 Sqft
<b>Tenure</b>	Leasehold

<b>Parking</b>	On Street Parking (Permit Restrictions Apply)
<b>Council Tax</b>	C

## Description

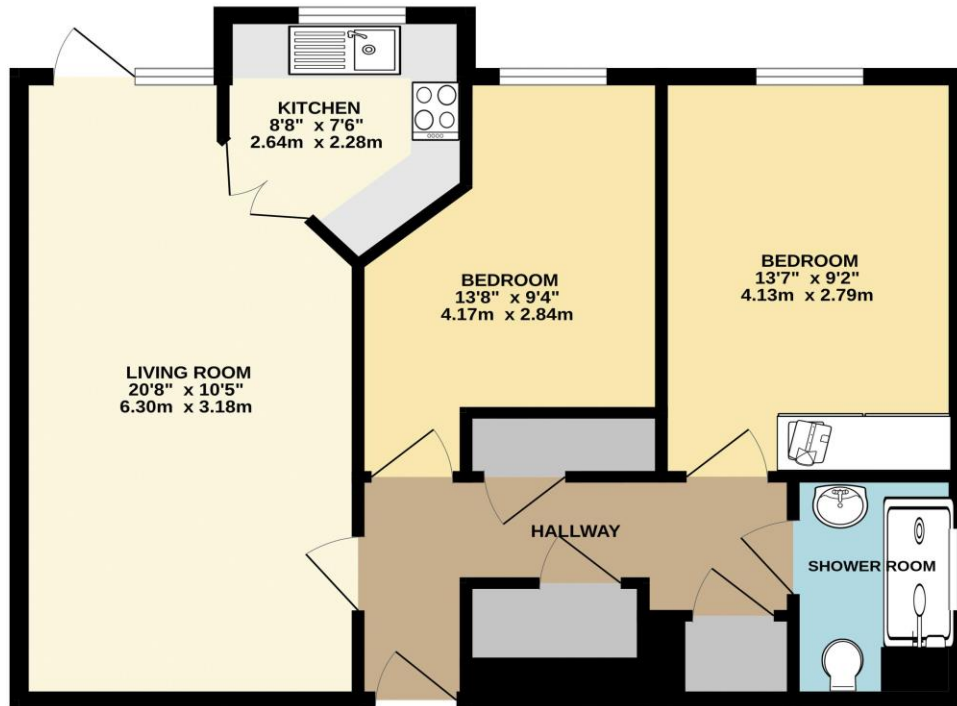
Positioned close to Mutley Plain is this 2 double bedroom ground floor retirement apartment. The apartment is located at the front of the building on Ford Park Road and is perfectly situated for access to Mutley Plain with its selection of shops and bus routes to Plymouth city centre and also up towards Derriford. The flat is suitable for buyers over 60 years of age and provides peace of mind, comfort and independence. The apartment which is accessed via either a door from the communal hallway or a its own private entrance door off of the front path. The accommodation comprises of a spacious living room with as mentioned a door leading out to the front path/communal garden area, and double doors into the modern kitchen. The kitchen is well equipped with plenty of cupboards mid level over and a under counter fridge. The apartment offers two double bedrooms with one of the rooms benefiting from built in wardrobes, while there is also a modern shower room which has been fitted with a WC, wash hand basin and a separate shower cubicle. The apartment has use of the communal gardens, residents lounge, laundry room, refuse room and there is even a guest suite if required. Also, within the apartment there are call points in each main room, which provides direct contact with the house manager. The property is being sold on a leasehold basis of 106 years remaining and has a ground rent of approximately £500 per annum and a service charge of approximately £5,500 per annum. This includes the buildings insurance and 24/7 care.

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## Floor Plans

GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.  
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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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(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 & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

