

**FOR SALE**



**360° Virtual Interactive Viewing**  
available for this property!

## **Regent Court, 57 Regent Street, Plymouth**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £55,000**





- Retirement Apartment (Over 60's Only)
- One Double Bedroom
- Open Plan Living Space
- Parking Space in Communal Garage
- Lifts to all Floors

**\*\*\*ONE BEDROOM RETIREMENT APARTMENT IN THE CITY CENTRE\*\*\***

This first floor apartment is perfect for the over 60's. With its access to a house manager and 24 Careline Responses Helpline, it provides independence and support where required. Benefiting from a lounge, kitchen with side window, double bedroom with built in storage and modified bathroom. Communal Gardens and Lift to all floors. Please note that this is a CASH ONLY sale and there is age restriction of 60 years old in the Lease.



**LOCATION** Regent Street in Plymouth offers a vibrant mix of residential and commercial properties. Situated close to the city centre and train station, it boasts excellent transport links. The area is known for its pubs, restaurants, and historical buildings, making it a lively and convenient location for those seeking an energetic city lifestyle.



**DESCRIPTION** Regent Court, built in 2006 by Chaddlewood Homes, offers a secure and social environment for residents aged 60 and over. This well-maintained development comprises 38 apartments spread across five floors, all with lift access for ultimate convenience.

This one-bedroom apartment is bathed in natural light thanks to its large windows, creating a bright and welcoming atmosphere. Relax in the lounge by the Adam-style fireplace with its inset electric fire, or enjoy quiet evenings reading under the double wall light fittings. The room is also equipped with a storage heater and a TV aerial point for your entertainment needs. An emergency pull cord and telephone point ensure peace of mind.

The fully-tiled kitchen boasts ample storage with wall and floor cupboards, as well as worktops to create culinary delights. Integrated appliances include an electric hob with extractor fan, oven, refrigerator/freezer, and strip lighting.



The well-proportioned bedroom offers built-in double wardrobes with hanging rails and shelving, maximizing storage space. Additional features include cupboards over the bed alcove, a dressing table with drawers, and double wall light fittings. An emergency pull cord and storage heater provide comfort and security.

The modern bathroom features a spacious double shower with a shower screen surround, a hand basin with a cupboard underneath, and a WC with a low-level flush. Wall-mounted electric heating, an electric shaver point, and a heated towel rail complete the picture of convenience.

Residents of Regent Court can enjoy the use of well-maintained communal gardens, perfect for socializing with neighbors or simply enjoying the fresh air.

With a 24-hour emergency Careline response system for added peace of mind, this apartment offers an ideal opportunity for independent living within a supportive community.

**VIEWINGS** This property is limited to individuals over the age of 60 years of age.

Interested applicants should call Martin and Co on 01752 255255 to secure their appointment today!

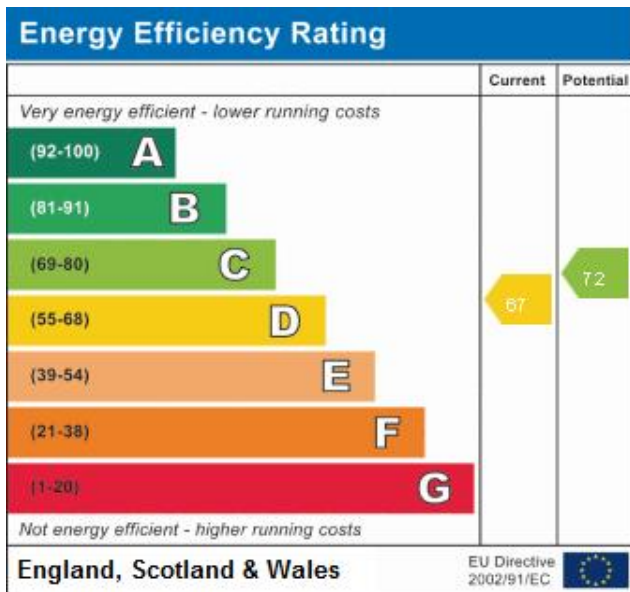
**NOTICE TO APPLICANTS** We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the particulars may be awaiting Landlord approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the Landlord. Applicants with pets should review the property particulars in detail to confirm whether landlords will consider accepting such applications. It is important that this detail and any intention to house a pet(s) at a future point during any prospective tenancy is disclosed at the point of application. Failure to do so could result in a breach of tenancy terms. The landlord is under no obligation to accept pets into the property at a later date. An additional rent of £30pcm will apply to all tenancies where pets are accepted.

Approximate total area<sup>®</sup>  
408.35 ft<sup>2</sup>  
37.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.