

**Guide Price £280,000**



**44 Consort Close, Hartley, Plymouth, PL3 5TX**

## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed luxury first floor retirement apartment in Consort Village. The property is approached by a communal entrance hall with automatic doors and a lift to the first floor. A private PVCu double glazed front door, access from the veranda leads straight into the apartment.

The hallway has solid wooden flooring with carpeted stairs to the first floor landing, under stair storage and a cloakroom. The cloakroom has a low level WC, pedestal wash hand basin with storage beneath and extractor fan. A doorway leads into the sitting room with a window to the rear elevation with a westerly aspect and Juliet balcony, fitted low level furniture with storage and an archway opening through into the dining room / third bedroom. The dining room has further PVCu double glazed window to the rear elevation overlooking the communal gardens and built in storage cupboard.

The kitchen which is fitted to an incredibly high standard with a matching range of base and eye level contemporary units with high gloss white door fronts, quartz work surfaces, all drawers and cupboards are soft close, built in electric oven, microwave, four burner induction hob, dishwasher, fridge freezer, a second freezer, large larder, stainless steel sink drain unit and mixer tap, inset spotlights with a moulded ceiling and a window to the rear with fair reaching views.

From the sitting room, concertina folding doors leading to bedroom two. Bedroom two is currently being used as a music room, has a window to the front elevation and a large built in storage cupboard.

From the main hallway carpeted stairs ascend to the first floor landing with a doorway leading to bedroom one. Bedroom one is an incredibly spacious room with ample of built in storage cupboards and a large bay window to the front elevation overlooking the grounds. A walk-in dressing room with a Velux window to the rear elevation, fitted hanging rails, plumbing for a washing machine, two large eave storage cupboards. The shower room has an oversized shower cubicle with easy clean panelling and a Mira Sport electric shower, low level WC, pedestal wash hand basin with storage beneath, heated towel rail and Velux window to the rear elevation.

Externally, there is an allocated parking space for one vehicle and the property sits centrally within the beautifully maintained managed parkland gardens which is a short walk from all local amenities and regular transport links.

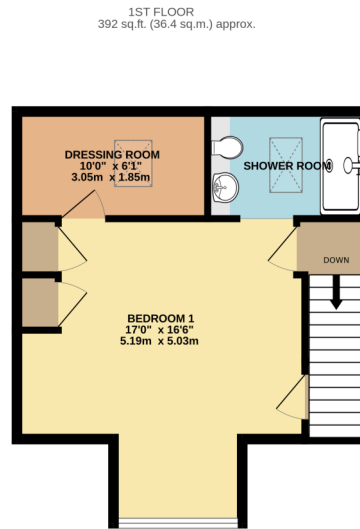
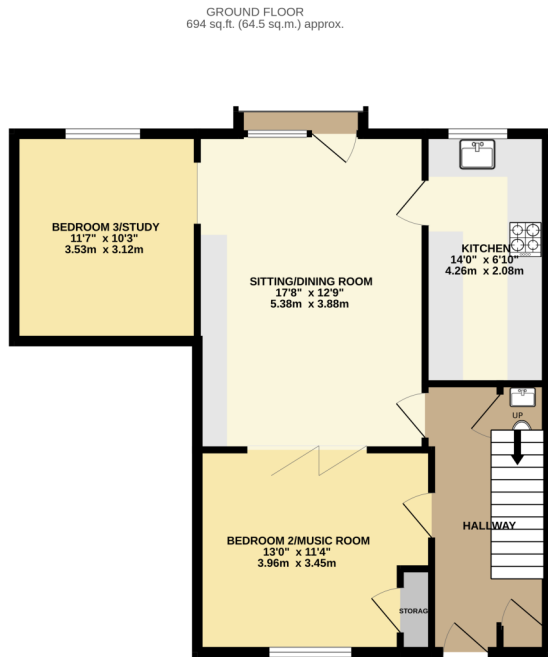
The property is exclusively for over 60's and is held on a leasehold basis with 971 years remaining and has a maintenance contribution / service charge of £500 per quarter.

Consort Village is a vibrant community with many organised social events, should one wish to take part.

## HARTLEY

Hartley is built on higher ground offering views south towards the sea, east into the South Hams, north over Dartmoor and west to Cornwall. It is bisected by the Tavistock Road which also provides ready access to Mutley and the City Centre to the south and more immediate access to the A38 Plymouth Parkway, part of the Devon Expressway linking nearby Exeter to the motorway network. Hartley has a non-conformist church, a large branch of Morrisons and is home to Plymouth Croquet Club and the small independent Christian King's School. Compton C of E Primary School and Manadon Vale Primary Schools are within 1 mile of Hartley. The former Plymouth Workhouse on the junction of Tor Lane and Tavistock Road has been demolished and rebuilt as a gated retirement community, called Consort Village. There are some substantial Victorian villas mostly bordering the Tavistock Road, but much of the development particularly of the Venn Estate occurred, in the 1930's, just before the Second War.





TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

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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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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