



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

27 River Court  
Tavistock  
PL19 0HL

**Asking Price £169,950**



Changing Lifestyles

01822 600700  
Tavistock@bopproperty.com

## Changing Lifestyles

Situated in a highly sought-after riverside development, this well-maintained two-bedroom apartment offers peaceful, low-maintenance living exclusively for the over 50s. Set within attractive, landscaped communal gardens that are beautifully maintained and available for all residents to enjoy, the property benefits from a tranquil yet convenient location ideal for those seeking a relaxed lifestyle within easy reach of local amenities.

The apartment occupies a prime position within the development, with a designated parking bay located close by and additional visitors' parking available.

Internally, the accommodation is arranged over two floors. The entrance hall includes two useful storage cupboards and leads into a bright and spacious L-shaped living and dining room—an inviting space perfect for relaxing or entertaining. A separate, well-appointed kitchen is positioned off the main living area.

Upstairs, there are two comfortable bedrooms and a bathroom, all well presented and filled with natural light.

This charming property offers an ideal opportunity to enjoy peaceful surroundings, a friendly community, and riverside living in one of the area's most desirable developments. Early viewing is recommended.

#### Agents Note

The current service management fees are £600 per annum, plus insurance.

#### Lease Details

The property has a 999 year lease which commenced in 1981.



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



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