

## 34 Trelawny House Bar Road, Falmouth

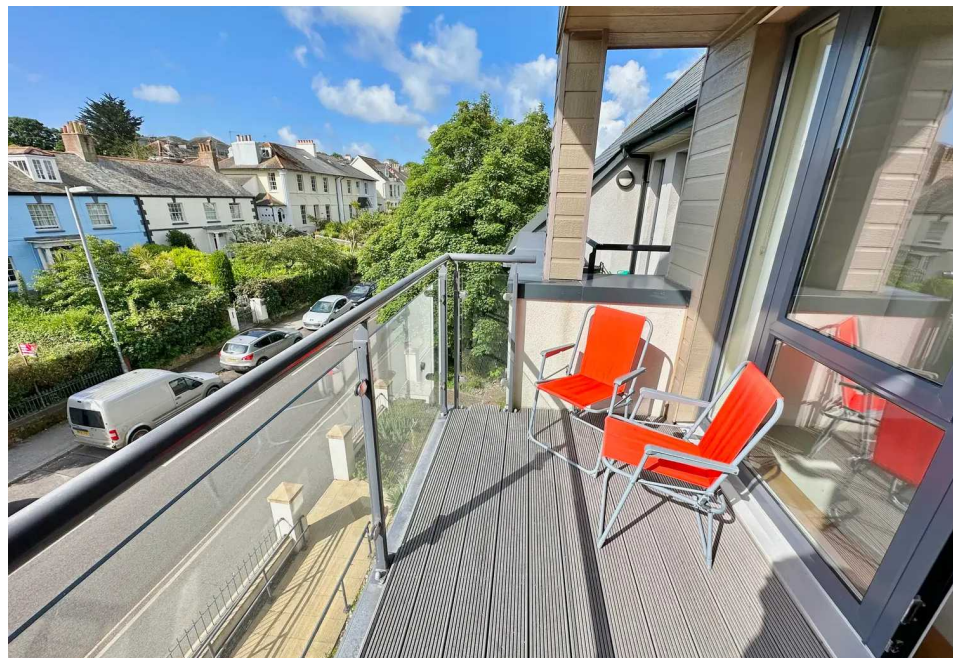
O.I.E.O £385,000 Leasehold

Designed exclusively for the over 60s this two-bedroom retirement apartment offers reassuring, independent living in an incredibly convenient location, a level walk into town and harbourside. Number 34 provides sunny, bright and comfortable accommodation with two good-sized double bedrooms and a large balcony off the sitting room. Benefits of living in this development include a rooftop terrace with river and far reaching countryside views plus a large sociable owners' lounge with a dedicated house manager on hand Monday to Friday, along with a 24-hour emergency call system.

- McCarthy & Stone Retirement Development
- Spacious 2 bedroom apartment
- Sitting room with balcony off
- Level walk to town and harbourside
- 2 Lifts to all floors
- 24 hour emergency call system
- House manager on call during the day Monday to Friday

## THE PROPERTY

Not many of these larger two bedroom apartments come on the market for sale and we at Heather & Lay are pleased to offer for sale number 34. In a well-presented condition the new owner could move straight in should they wish. There are two double bedrooms with bedroom one having the benefit of en-suite shower room and a large walk-in wardrobe. The sitting/dining room is large and opens to a South facing balcony and the kitchen. Residents lounge, garden, viewing platform, laundry and mobility scooter store are all available at Trelawny House. Designed exclusively for the over 60s this retirement development gives you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance and gardening - and there is support if you need help with anything from the house manager or Tunstall on call.



## TENURE

Leasehold 999 years from 2016 Maintenance is currently (as at JUNE 2024) £315.96 pcm, accounts are due so this may change. This charge Includes: Cleaning of communal windows Water rates for communal areas and apartments Electricity, heating, lighting and power to communal areas 24-hour emergency call system Upkeep of gardens and grounds Repairs and maintenance to the interior and exterior communal areas Contingency fund including internal and external redecoration of communal areas Buildings insurance The service charge does not cover external costs such as your council tax, electricity or TV. Use of shared laundry facilities. Parking space is subject to availability and there would be a charge for this. Ground rent: Currently (as at JUNE 2024) £495p.a. There is a storage space for bikes, and mobility scooters subject to availability.

Council Tax band: D

EPC Energy Efficiency Rating: B



## THE LOCATION

A perfect location for retirement living, located within walking distance of both Falmouth town, seafront, beaches and Falmouth's railway station. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the South West Coastal Path.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

There are two entrances to the building, one from the main car park and another at ground level each with security doors and video link to the apartment. On the lower ground floor is the house manager's office and the communal lounge.





### **ENTRANCE HALLWAY**

A wide and welcoming space with doors to boiler cupboard (useful storage space and housing the heating system and RCD fuse box). Doors lead to bathroom, bedrooms and sitting room (through to kitchen). Emergency cord and security phone entry system.

### **SITTING ROOM 20' 0" x 12' 1" (6.10m x 3.68m)**

A really good size with ample space for sitting and dining with a door leading to the kitchen. Door out onto the balcony.

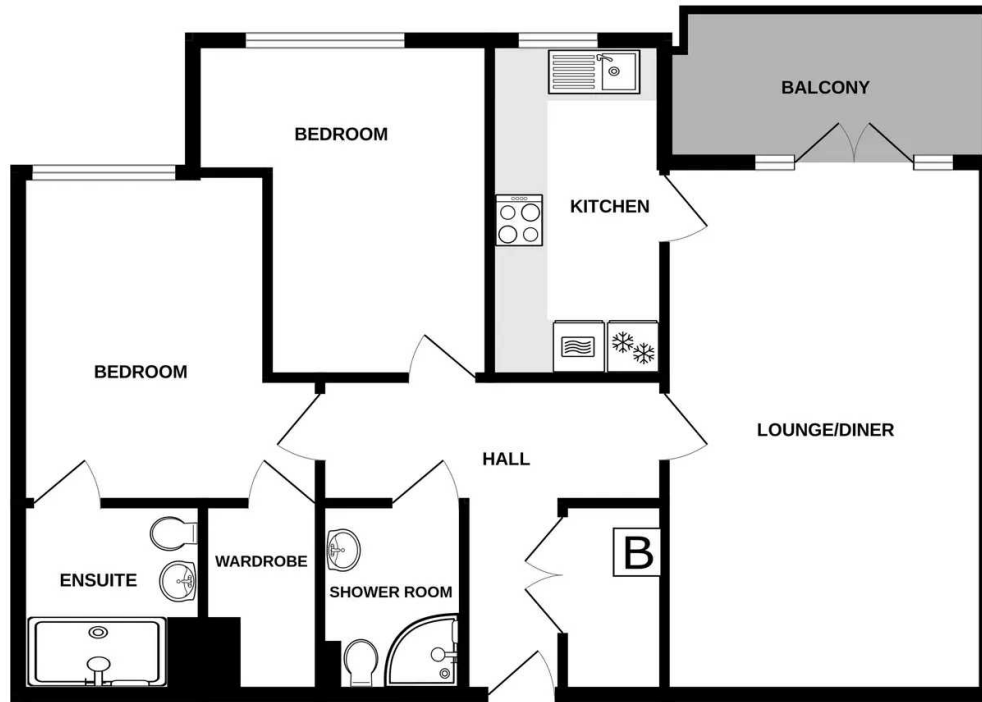
### **BALCONY 10' 0" x 5' 0" (3.05m x 1.52m)**

Decked flooring with a glass and stainless steel balustrade. A great place to sit and enjoy the afternoon summer sunshine.

### **KITCHEN 12' 5" x 6' 1" (3.78m x 1.85m)**

Modern base and eye level units complimented by many metres of dark worktops with inset stainless steel sink and drainer with mixer tap. Oven, hob with splashback and extractor over. Window facing South.

GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Heather & Lay  
*The local property experts*

**BEDROOM ONE** 12' 0" x 9' 0" (3.66m x 2.74m)

Great sized room with window facing South and doors to the dressing room and ...

**EN-SUITE** 7' 0" x 7' 0" (2.13m x 2.13m)

Fully tiled room with a white suite comprising hidden flush W/C, hand wash basin with vanity unit below and large shower cubicle with a low step and both rainfall and hand spray attachment. Chrome ladder-style heated towel radiator. Extractor.

**DRESSING ROOM** 7' 0" x 4' 0" (2.13m x 1.22m)

Hanging space and shelves. Automatic light.

**BEDROOM TWO** 12' 0" x 11' 0" (3.66m x 3.35m)

(reducing to 8'1") Again a good size room with a window facing the South.

**SHOWER ROOM** 7' 0" x 5' 0" (2.13m x 1.52m)

White suite comprising W/C with push button flush, hand wash basin with vanity unit below. Corner shower cubicle with plumbed shower over. Chrome ladder-style heated towel radiator. Extractor. Tiling to wet areas.

**OWNER'S LOUNGE**

A great area to bring guests or meet up with other residents. Comfortable seating and kitchen area for tea/coffee making. Doors out to the communal garden.

**AGENTS NOTES**

Restricted to the over 60s. The property can only be bought/owned by those over the age of 60 we believe you can live there if you are a spouse and are aged under 60. There is a homeowners' lounge and outdoor space. A guest suite (charge applies and subject to availability) enables friends and family to come and stay currently £25 per night (due to be reviewed).