



36 Trelawny House Bar Road, Falmouth

Guide price £265,000 Leasehold

Designed exclusively for the over 60s this one-bedroom retirement apartment offers reassuring, independent living in an incredibly convenient location, a level walk into town and harbourside. Number 36 is on the second floor of the development, providing sunny, bright and comfortable accommodation with a good sized double bedroom and a large balcony off the sitting room. Benefits of living in this development include a roof top terrace with river and far reaching countryside views plus a large sociable owners' lounge with a dedicated house manager on hand during the day, along with a 24-hour emergency call system.

Heather & Lay
The local property experts

VIDEO TOUR:

<https://media.guildproperty.co.uk/579588>

THE PROPERTY

Trelawney House is an exclusive McCarthy & Stone development of 44 apartments, set in a central location a level, short walk to town centre and all amenities. What is more the apartments are designed to make it easy for you to live independently with every home comfort. 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.

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.



Nearby train stations at Falmouth Town provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

Services: Mains electricity, water & drainage



- McCarthy & Stone retirement development
- Spacious one-bedroom apartment
- Level walk to town & harbourside
- Two lifts to all floors
- Sitting room with balcony off
- 24-hour emergency call system
- House Manager on call during the day
- Homeowners' lounge & communal roof terrace with views of harbour & town



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. From the front door to the apartment you enter into a...



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

SITTING ROOM 21' 0" x 10' 9" (6.40m x 3.28m) Window to side and floor to ceiling windows, side panes and door accessing the balcony flooding light into the room. Ample space for sitting and dining. Door leading out onto the balcony and wood and glazed through to the....

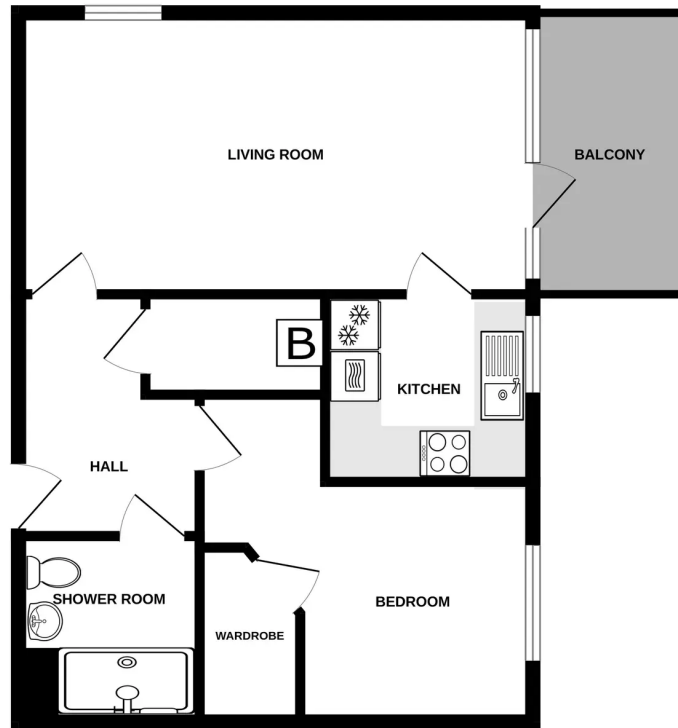
BALCONY 11' 8" x 6' 2" (3.56m x 1.88m) Views over Port Pendennis, towards the Maritime Museum and to the water. Decked flooring and glass and stainless steel balustrade. A great place to sit and enjoy afternoon summer sunshine.

KITCHEN 7' 9" x 7' 2" (2.36m x 2.18m) Window to front overlooking the balcony and towards the water and the Maritime Museum. Modern base and eye level units and work tops with inset stainless steel sink and drainer with mixer tap. Integrated appliances include fridge/freezer, dishwasher, washing machine, 'Bosch' oven, hob with glass splashback and extractor fan over.

BEDROOM 13' 1" x 9' 3" (3.99m x 2.82m) Measurements include the built-in wardrobe. Window to side.

SHOWER ROOM 7' 1" x 7' 0" (2.16m x 2.13m) Floor and majority wall tiling. Large walk-in shower cubicle with rainfall shower and spray attachment. Hand basin with drawers beneath and back lit mirror above. Low level WC with hidden cistern. Chrome heated towel radiator. Emergency cord.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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OWNERS' 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 communal garden.

COMMUNAL GARDEN The community garden is very pretty and extremely well kept and offers the chance for apartment owners to enjoy the outside without the need to do any gardening! On the top floor is a very nice community terrace with views of the town, harbour, marina and countryside in the distance.

AGENTS NOTE 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).

TENURE

Leasehold 999 years from 2016 Maintenance is currently (as at January 2024) £210.64 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 £250pa subject to availability and there are currently spaces available.

Ground rent: Currently (as at 10/11/2023) £495pa

There is a storage space for bikes, mobility scooters subject to availability.

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