

17 Burnards Court

Dennison Road, Bodmin, Cornwall, PL31 2NU



PRICE: £55,000

Lease: 125 years from 1988

Property Description:

A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT

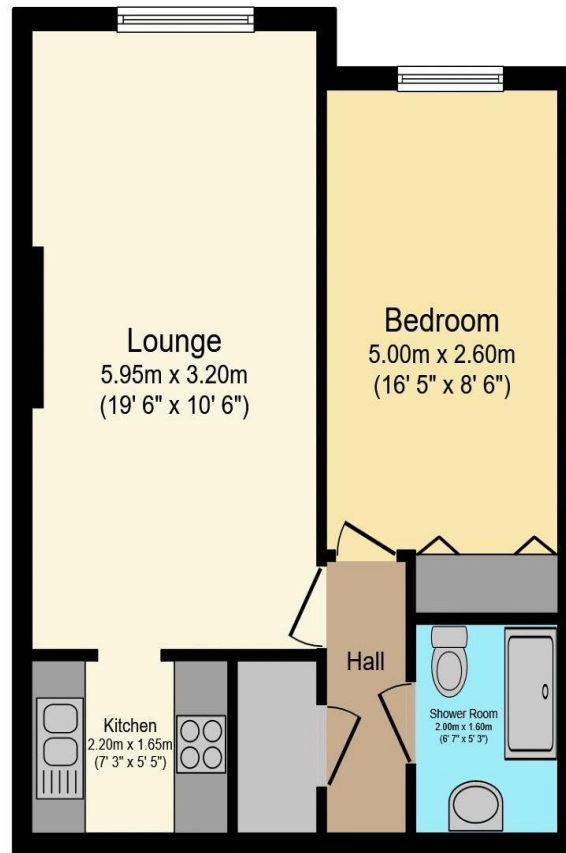
Burnards Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 3 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency.

For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Visiting Development Manager 9.00--15.00hrs 4 days a week
- Guest Suite
- Minimum Age 60
- Lift to all floors
- Lease 125 years from 1988



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 43.7 sq.m. (470 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£498.32

Ground Rent Period Review:

2032

Annual Service Charge:

£4,354.64

Council Tax Band:

A

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.