

## **25 Trafalgar Court**

**East Terrace, Penzance, Cornwall, TR18 2TB**



**PRICE: £190,000**

**Lease: 125 years from 2005**

### **Property Description:**

A TWO DOUBLE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH A JULIETTE BALCONY Facing south, the apartment has natural light and is close to the train and bus stations and the main shopping street in Penzance. The accommodation consists of an entrance hall with two storage cupboards, two double bedrooms ( one with a double, mirrored fitted wardrobe ), a large living room, fitted kitchen and bathroom. It has been well maintained by one owner since it was built with fitted carpets throughout. All windows are double glazed and, with only one outside wall, it has an EPC at the top end of band C. Built by McCarthy & Stone, Trafalgar Court contains 38 apartments on 4 floors with a lift to each floor. Residents have the right to use the communal lounge, laundry room, garden, guest suite, a library and games room. There is a Development Manager during the working day and an emergency 24 hour Careline service though contact points in each room

Residents' Lounge

Laundry Room

Guest Suite

Communal Gardens and Secured

Communal Parking

Minimum Age 60

Lift to all floors

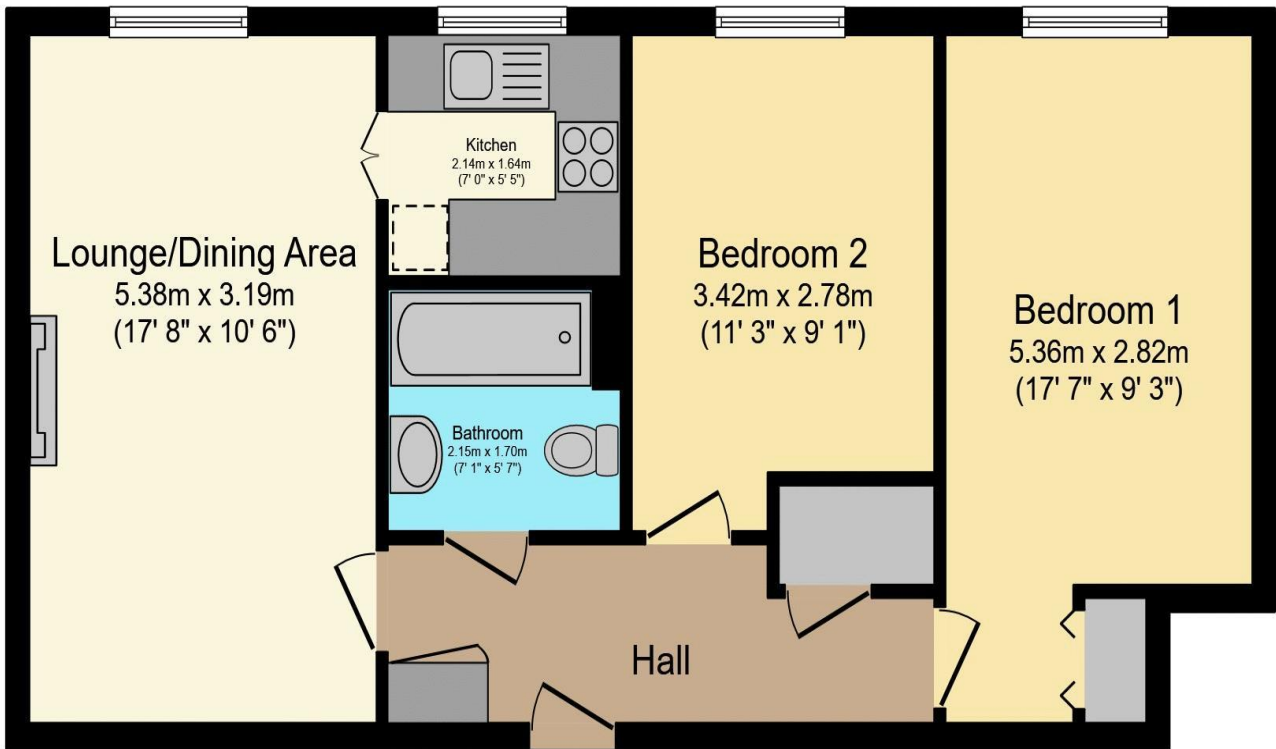
Library/reading room

Development Manager

lease 125 years from 2005

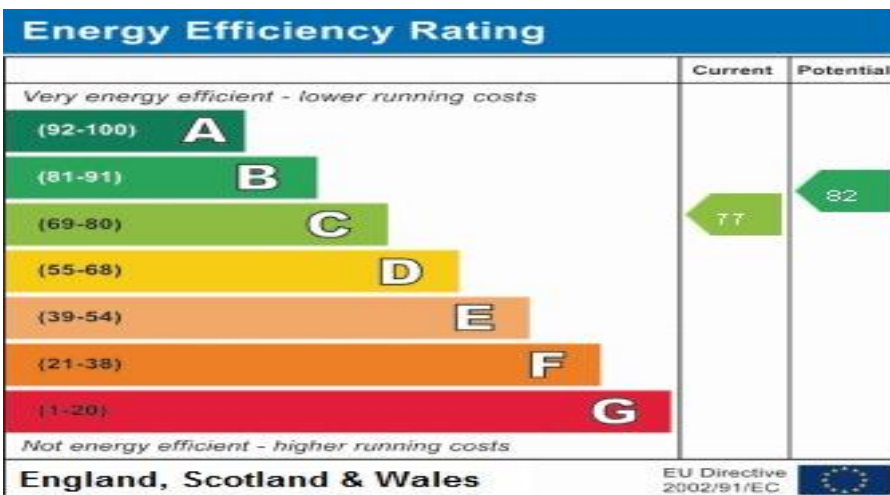


**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 59.4 m<sup>2</sup> (639 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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**For Financial Year Ending:**

**28/02/2025**

**Annual Ground Rent:**

**£460.00**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£4769.51**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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