

12 Penhaligon Court

Tregolls Road, Truro, Cornwall, TR1 1YB



PRICE: OIRO £180,000

Lease:

Property Description:

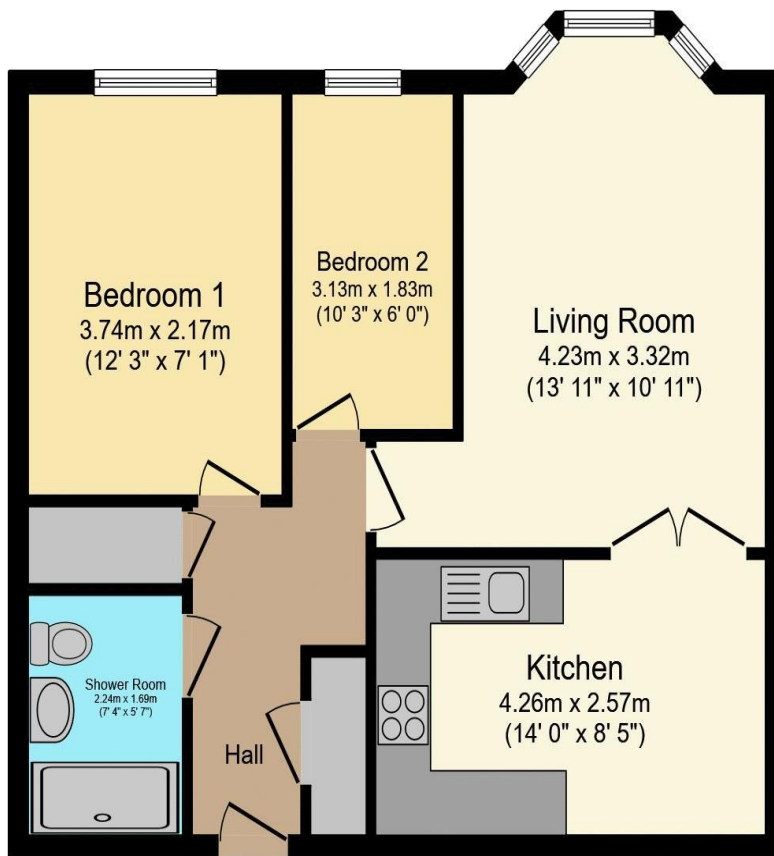
A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT Penhaligon Court was built by Lansdown Homes. The development forms 10 houses and 44 apartments arranged over 4 floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the 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 a bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Development Manager
Residents' lounge and Conservatory
Laundry room and Guest Suite
Communal Gardens
On site parking

Luggage storage room
Communal TV Aerial
Minimum Age 55
Lease 999 years from 1988



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



Total floor area 56.5 m² (608 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		
(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:

31/3/25

Annual Ground Rent:

£0.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£3,990.76

Council Tax Band:

C

Event Fees:

0% Transfer

0% Contingency

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Registered in England No. 3829469



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.