

25 Penhaven Court, Cornwall, TR7 1UJ



Price: £114,950

Lease: 87 years and 2 months

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR ACCESS Penhaven Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over 4 floors each served by 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 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.

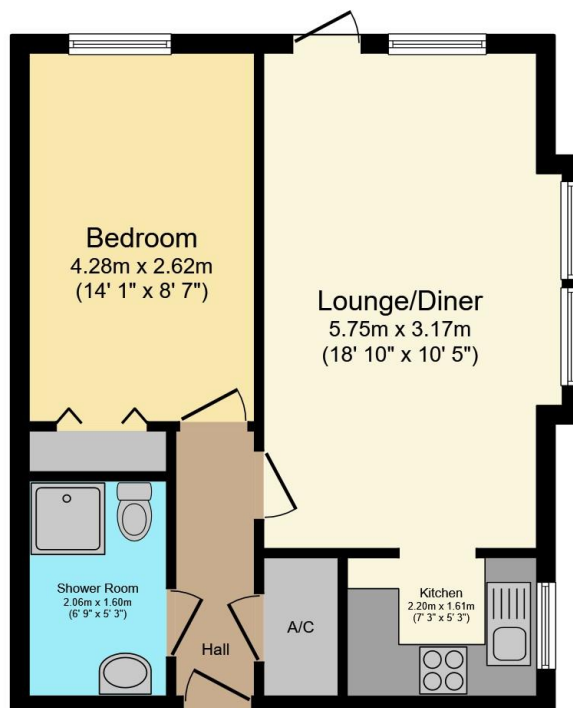
- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Development Manager
- Minimum Age 60
- Guest Suite
- Lift to all floors
- Lease 125 years from 1988
- Service Charge £3,717.02
- Ground Rent £489.04



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

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Total floor area 44.7 sq.m. (482 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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EPC to follow.

For Financial Year Ending: 31.8.26

Annual Ground Rent: £489

Ground Rent Period Review: 2032

Annual Service Charge: £3717.02

Council Tax Band: B

Event Fees: 1% Transfer, 0% Contingency

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