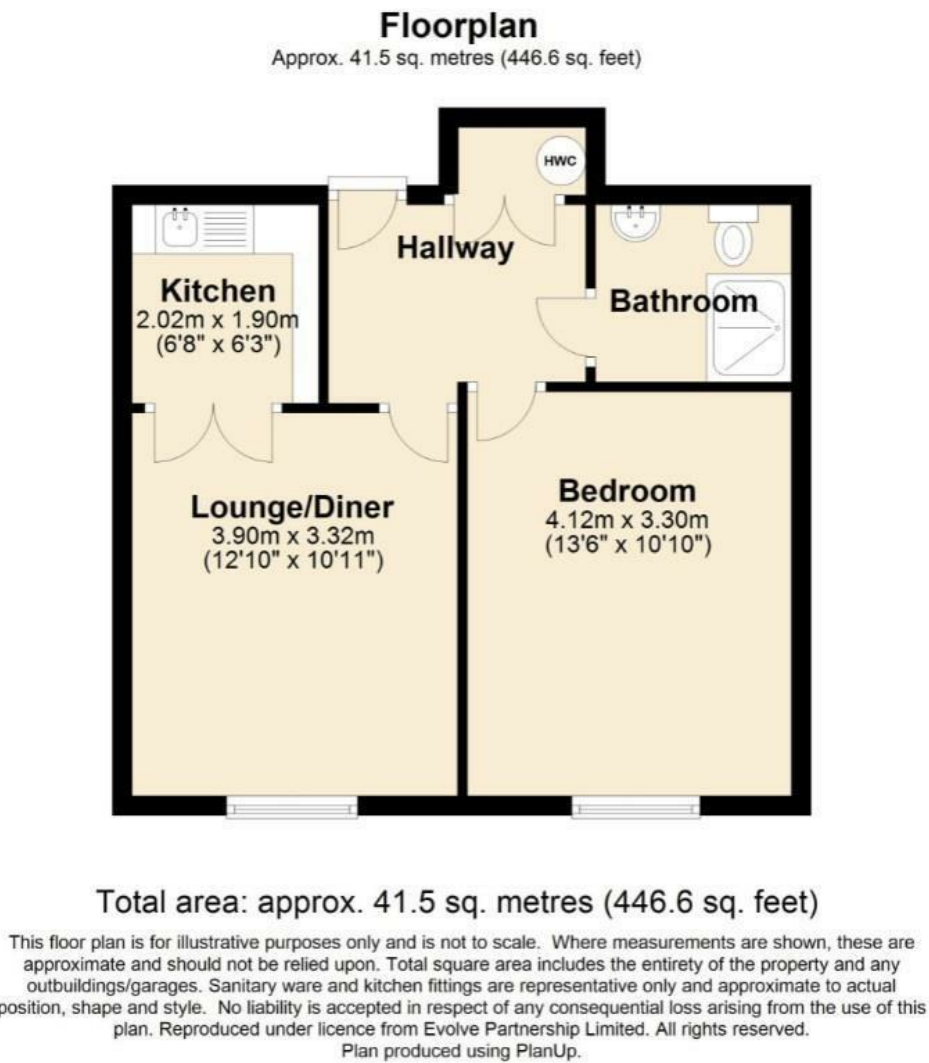


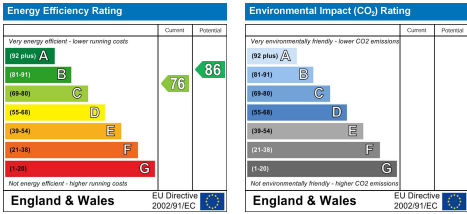
ROSELAND COURT, TREGONY



KEY FEATURES

- 24 Hour Emergency Call Alarm System
- Guest Suite
- Village Manager
- Village Setting
- Independent Living Properties
- Heated Swimming Pool
- Property Maintenance
- Restaurant
- Weekly Cleaner Service

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



10 ROSELAND COURT, TREGONY, TR2 5PD  
ONE BEDROOM RETIREMENT APARTMENT

a fully serviced apartment enjoying views over the village's Palm Gardens and situated within the main building close to all facilities.

GUIDE PRICE £179,000



## GENERAL COMMENTS

10 Roseland Parc is a fully serviced apartment enjoying views over the village's Palm Gardens and situated within the main building close to all facilities. There is a communal entrance accessed by automatic doors into reception area with a corridor to Roseland Court apartments. Outside there is a mobility scooter charging point and a private front door.

## TREGONY

Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about seven miles from Truro and slightly further from St. Austell. Local facilities include general store and post office, public house, churches, doctors surgery, dentist and both primary and secondary schools.

## ROSELAND

Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about seven miles from Truro and slightly further from St. Austell. The village is easily accessible to the whole area of the Roseland Peninsula which is recognised as being of outstanding natural beauty and subsequently a much sought after residential area. The woods and riverside in the area between here and Ruan Lanihorne are fantastic to explore. The river is a firm favourite with ornithologists the magical Lamorran Woods are alive with bluebells in the spring. Tregony is well placed for access to the many beaches and coastal land around the peninsula and much of this being protected by the National Trust. The Lost Gardens of Heligan, the Eden Project and the city of Truro are only a short drive away from Tregony.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALL

Spacious reception hall with; entry phone system, airing cupboard with double doors housing hot water tank, radiator, two double sockets, 24 hour emergency call system, coving to ceiling. Door to;

## SITTING ROOM

10'11" x 12'11" (3.35m x 3.96m)

Front aspect double glazed window overlooking the palm garden, radiator, TV/FM/SATLITE & telephone point, 3 x double sockets, coved ceiling. Double doors to;

## KITCHENETTE

5'11" x 5'11" (1.82m x 1.82m)

Modern ivory coloured shaker style units with complimentary roll edge work tops and inset single drainer sink unit with mixer tap, integrated fridge, extractor fan, wall heater, 3 x double sockets, laminate flooring, recessed down lighters and coved ceiling.

## BEDROOM

10'11" x 12'11" (3.35m x 3.96m)

Front aspect double glazed window with views over the palm garden, radiator, TV/FM & telephone point, double sockets and coved ceiling.



## WET ROOM

Shower area with wall mounted thermostatically controlled shower, pedestal wash hand basin, low level WC, extractor fan, shaver point, light, mirror & emergency pull cord.

## COMMUNAL GARDENS

Including the delightful palm garden, bowling green, boules court and croquet lawn, all accessed via clear paths.

## CHARGES

Lease: 125 years from 2006

Ground Rent: £10 per annum

Council Tax: B - £1526 per annum

Service Charge Information: Service Charge: £5,581 PA for single occupancy, additional £300 PA for double occupancy

## FEEs

Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a percentage of up to 12.5% of the re-sale price of the property when it is re-sold. Please ask the Village Manager for more details and a copy of the financial implications.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

