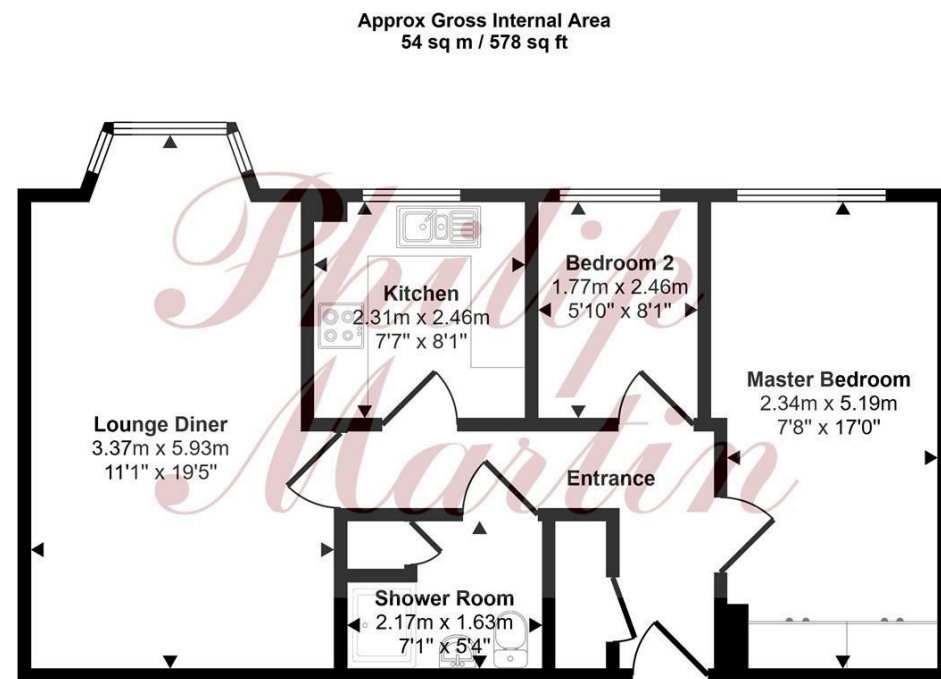


## PENHALIGON COURT, TRURO



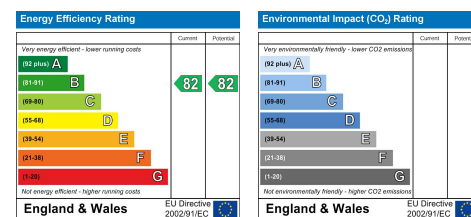
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### KEY FEATURES

- LIGHT AND AIRY FLAT OVERLOOKING THE GARDENS
- KITCHEN
- SHOWER ROOM
- COMMUNAL GARDENS
- VACANT POSSESSION
- TWO BEDROOMS
- SITTING AND DINING ROOM
- ELECTRIC HEATING
- RESIDENT AND VISITOR PARKING
- NO ONWARD CHAIN

### 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

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Truro  
Cornwall  
TR1 2QS

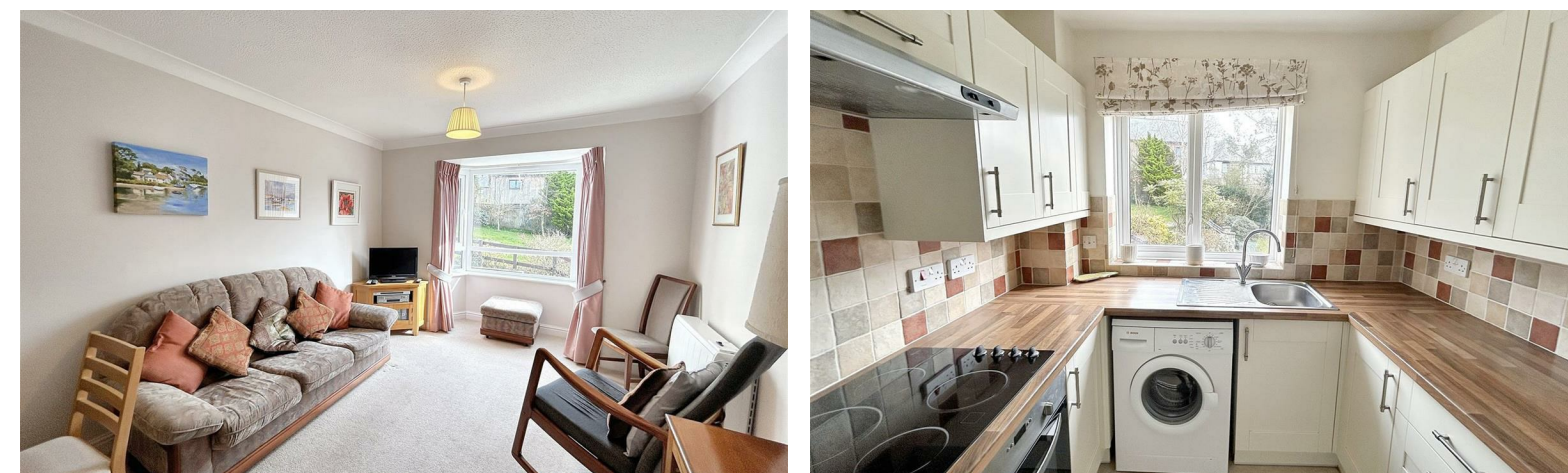
3 Quayside Arcade  
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Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



### 26 PENHALIGON COURT, TRURO, TR1 1YB TWO BEDROOM RETIREMENT APARTMENT IN TRURO

26 Penhaligon Court is a well presented apartment within this complex for the over 55s. The apartment is situated on the third floor and arguably has one of the best views in the complex as it overlooks the mature gardens making the property light and airy throughout. In all the accommodation comprises; entrance hall, sitting/dining room, kitchen, shower room and two bedrooms. All windows are double glazed and electric panel heaters are installed throughout.

SHARE OF FREEHOLD / EPC B / CORNWALL COUNCIL TAX BAND C

GUIDE PRICE £179,950

## GENERAL COMMENTS

26 Penhaligon Court is a well presented apartment within this complex for the over 55s. The apartment is situated on the third floor and arguably has one of the best views in the complex as it overlooks the mature gardens making the property light and airy throughout. In all the accommodation comprises; entrance hall, sitting/dining room, kitchen, shower room and two bedrooms. All windows are double glazed and electric panel heaters are installed throughout.

## PENHALIGON COURT

Penhaligon Court offers independent living with the peace of mind of an on site manager and twenty four hour emergency call system offered. A lift operates between floors of the building. The communal gardens are extensive and beautifully maintained, they feature a multitude of mature trees, shrubs, lawned areas and benches and there is ample parking for both residents and visitors. There is also a lounge and conservatory where social activities for residents take place and a laundry room provides washing machines, tumble dryers and ironing facilities.

## 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

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



## ENTRANCE

Electric radiator. Intercom system. Storage cupboard and doors to:-

## MASTER BEDROOM

7'8" x 17'0" (2.34 x 5.19)

Fitted wardrobes. Window overlooking the garden. Radiator.

## BEDROOM TWO / OFFICE

5'9" x 8'0" (1.77 x 2.46)

Window overlooking the garden. Radiator.

## KITCHEN

7'6" x 8'0" (2.31 x 2.46)

A range of base and eye level cupboards with worktops over. Electric hob and oven. Space and plumbing for freestanding washing machine and fridge freezer. Extractor fan. Window over looking the garden.

## SHOWER ROOM

7'1" x 5'4" (2.17 x 1.63)

W.C, shower cubicle with electric shower, hand wash basin with storage underneath, electric heated towel rail. Airing cupboard providing good storage.

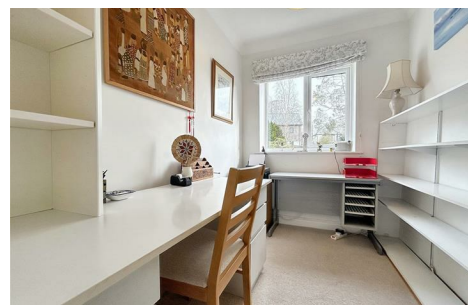
## LOUNGE DINER

11'0" x 19'5" (3.37 x 5.93)

Good sized living and dining room. Two electric radiators. Window overlooking the beautiful gardens.

## OUTSIDE

The communal gardens are extensive and beautifully maintained. They comprise a multitude of mature trees, shrubs, lawned areas, patios and benches. There is ample parking for visitors and residents alike.



## SERVICE CHARGE

999 year lease from 1988. Current service charge is approximately £4,204 per annum to include; manager's salary, buildings insurance, window cleaning, communal electricity charges, all water charges (communal and individual) and maintenance of the grounds.

The other charges to pay separately are mains electric, TV, telephone, broadband and Council Tax Band - C

Correct as of April 2025

## SERVICES

Mains water, electricity and drainage.

## EPC

Energy Performance Rating B

## COUNCIL TAX

Cornwall Council Tax Band C.

## 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.

## DIRECTIONS

Proceed in an easterly direction out of Truro from the Trafalgar roundabout and turn left at the traffic lights at the end of the dual carriageway section. Follow this road

as it bears right and then turn immediately right into Penhaligon Court.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.