

23 BURNARDS COURT

BODMIN



THE PROPERTY SHOP

# Burnards Court

RETIREMENT PROPERTIES  
Available  
0333 321 4075  
www.burnardscourt.co.uk

Zone ENDS

Private  
No right of way

Esso Fuel  
1363  
Premier  
Costa  
24 Hours





Bodmin

£42,500


GUIDE PRICE

23 Burnards Court, Bodmin, PL31 2NU



# FOR SALE

PROPERTY TYPE

 Apartment


BEDROOMS

 1

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 B

- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN
- SPACIOUS WET ROOM

- COMMUNAL LIVING SPACE ON GROUND FLOOR
- USE OF THE COMMUNAL LAUNDRY ROOM INCLUDED IN MANAGEMENT FEES AS WELL AS WATER RATES
- COMMUNAL COURTYARD
- PARKING FOR RESIDENTS AND GUESTS



## 23 Burnards Court

23 Burnards Court is a well-presented one-bedroom retirement apartment, ideally situated in the heart of Bodmin, offering convenient access to local amenities, shops, and transport links.

Located within the highly regarded Burnards Court development by McCarthy & Stone, this apartment forms part of a purpose-built community designed exclusively for residents aged 60 and over. Built in 1988, the development provides a safe, supportive, and sociable living environment, making it an ideal choice for those seeking comfort and peace of mind in later life.

The property comprises a spacious double bedroom complete with a built-in wardrobe, providing ample storage. The bright and airy open-plan living and dining area offers a comfortable space for both relaxing and entertaining, and leads through to a well-appointed fitted kitchen with a range of units and workspace.

A spacious wet room serves the apartment, and there is the added benefit of a separate storage cupboard, ideal for household essentials.

The apartment is leasehold, with a 125-year lease commencing in 1988. The current service charge is approximately £4,354.64 per annum, which includes water rates and laundry usage, with an annual ground rent of £498.32.

Residents benefit from a range of communal facilities, including a bright and welcoming residents' lounge, a shared laundry room, and a guest suite available for visiting family and friends. The development is overseen by a dedicated Development Manager on-site four days a week, and a 24-hour emergency call system (Appello) provides additional peace of mind. Lift access to all floors ensures the property is suitable for those with reduced mobility.

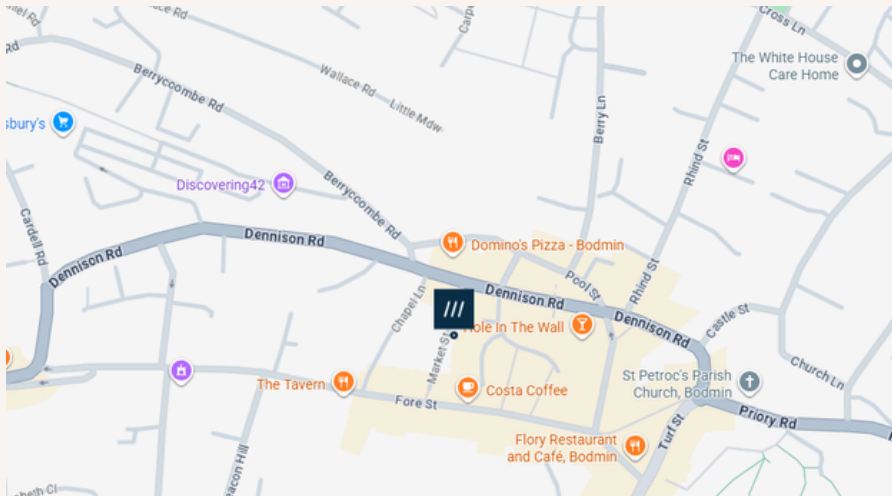
Overall, this apartment represents excellent value for those seeking a low-maintenance retirement home within a friendly and secure community.

Conveniently positioned on Berrycoombe Road, Burnards Court is within easy walking distance of local shops, bus stops, GP surgeries, and Bodmin town centre—making it ideal for day-to-day living without the need for a car.



## SLICE OF CORNWALL

Burnards Court features a communal courtyard, with its maintenance included in the service charge, providing the perfect spot to relax and enjoy the surroundings, along with parking for residents and guests.



**Schools:** Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

### Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

### Services:

**Electric – Mains**

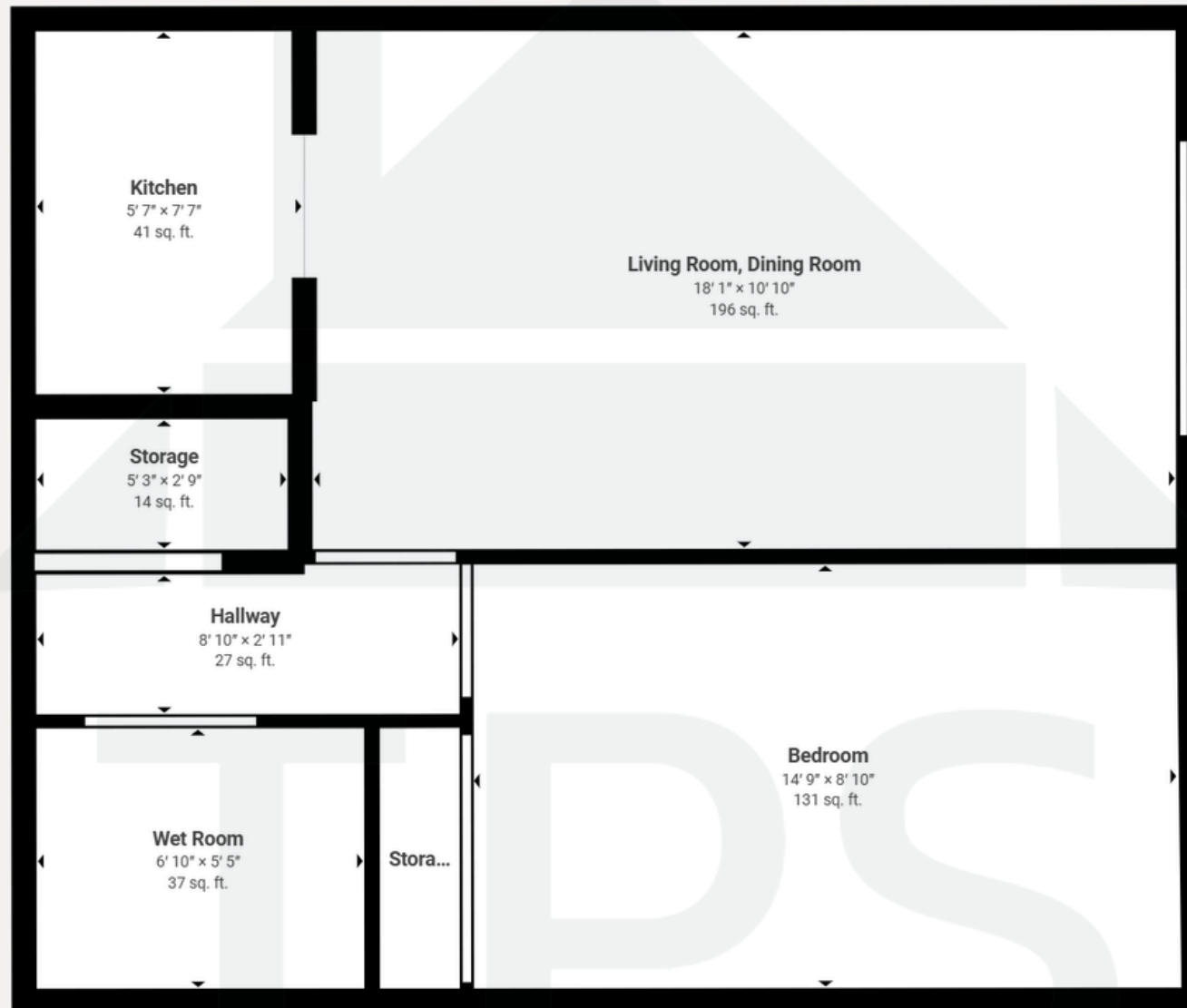
**Water - Mains**

**Drainage – Mains**

**Directions: Sat Nav: PL31 2NU**

**What3Words: ///////////////combining.meant.metals**

VIEW PROPERTY ONLINE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## TO FIND OUT MORE

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