



26 Pendower House,
Roseland Parc, Tregony

LODGE & THOMAS
ESTABLISHED 1892

26 Pendower House,
Roseland Parc, Tregony, Truro, TR2 5NH

Guide Price - £300,000 Leasehold

- 3 Bedroom Triplex Apartment
- South-East Facing Balcony
- Communal Gardens & Parking
- 24 Hour Emergency Call System
- Residents Bar & Restaurant
- Swimming Pool & Gym
- Lift Access

A beautifully presented three bedroom triplex retirement apartment enjoying a wonderful south-east facing balcony and a top floor master suite. One of the largest properties within Roseland Parc, the Roseland's retirement village for the over 55s.



Roseland Parc

Roseland Parc is the Roseland's retirement village for the over 55s. The communal grounds extend to approximately 7 acres and comprise various landscaped gardens, sitting areas and even a bowling green with pavilion. Parking is available on site for residents and visitors alike.

The village offers a whole range of facilities for residents to enjoy including restaurant and bar, tuck shop, lounge, library, hair and beauty salon, gymnasium, swimming pool with hot tub. There is a varied social calendar with events at the village as well as excursions with transport arranged by the village. Pets are permitted by negotiation. Each apartment is fitted with a 24 hour emergency call system for peace of mind.

Roseland Parc is situated in the heart of the historic village of Tregony which offers a good range of amenities including general store with post office, public house, café, primary and secondary schooling as well as having good public transport links to Truro, Portscatho and St Mawes.



The Property

26 Pendower House is a three bedroom triplex apartment situated in the very heart of Roseland Parc, a Retirement Village with a focus on independent living, in the centre of Tregony on the Roseland Peninsula. The apartment is beautifully light throughout with lots of windows enjoying views over the well maintained gardens and grounds as well as far reaching, uninterrupted rural views over farmland at the rear and from the balcony.

The accommodation briefly comprises; to the ground floor an entrance hallway with stairlift up to the first floor which offers an open plan living/dining room with balcony enjoying the views, kitchen (fully fitted with integral appliances), wet room, large double bedroom and a further bedroom also suitable for use as a separate reception room or office and a landing with storage cupboard housing hot water immersion tank. From here there is a turning staircase to the second floor which boasts a particularly large master bedroom with velux windows enjoying the countryside views and an en-suite wet room style shower room.

The apartment is one of the few at Roseland Parc to offer three double bedrooms. The master suite on the second floor is ideal for full time use or for visiting guests to use, though there is a Guest Suite within the village available for visitors to book during their stay if preferred (subject to availability), and one of the bedrooms on the first floor could be utilised as an additional reception room or office/study.



Approximate Area = 1406 sq ft / 130.6 sq m

For identification only - Not to scale



Tenure

Leasehold – 125 year lease from date of build. Ground rent £10 per annum, service charge approximately £9,112 annually (£759.33 payable monthly) for single occupancy or £9,910 annually (£825.83 payable monthly). Please note a 12.5% "assignment fee" of the re-sale price is payable to Retirement Villages on sale, please speak to Retirement Villages direct for queries relating to their fees.

EPC D Council Tax Band D

Services

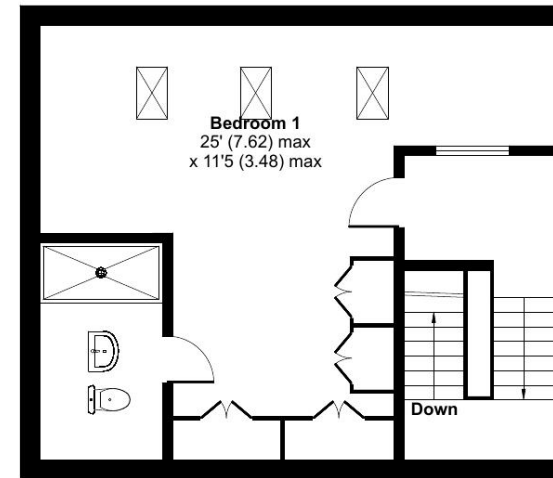
Mains electricity, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

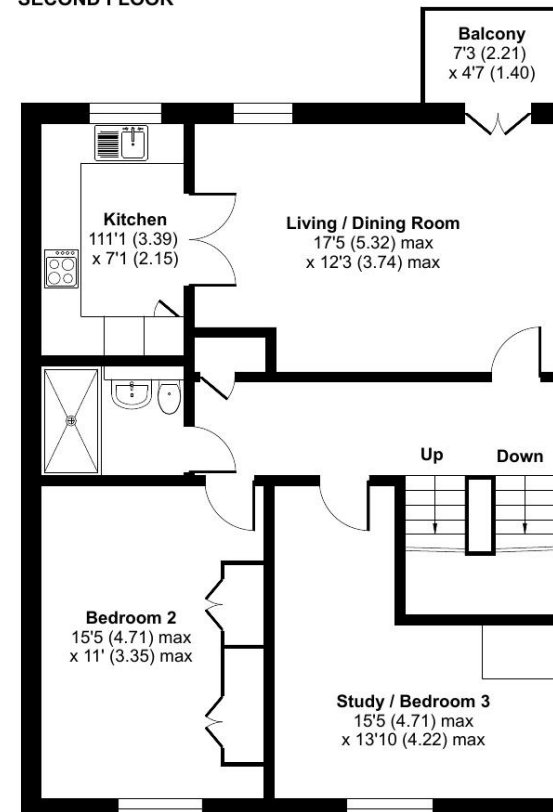
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

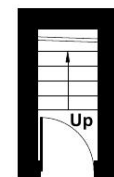
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Viewing

Strictly by appointment with the sole selling agent
Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Tregony square continue up through the
village passing the shop and café and proceed for
approximately 150m before the entrance to
Roseland Parc can be found on the right hand
side.

what3words///start.clean.anguished



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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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