



11 Nare House,  
Roseland Parc, Tregony

LODGE & THOMAS

ESTABLISHED 1892

## 11 Nare House,

Roseland Parc, Tregony, Truro, TR2 5NH

**Guide Price - £225,000 Leasehold**

- 2 Bedroom First Floor Apartment
- South Facing Balcony
- Communal Gardens & Parking
- 24 Hour Emergency Call System
- Residents Bar & Restaurant
- Swimming Pool & Gym
- Lift Access

*A beautifully presented two bedroom retirement apartment situated on the first floor and enjoying a wonderful south facing balcony enjoying views over the gardens and to the wooded valley beyond. Set in 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

11 Nare House is a wonderfully light and beautifully presented apartment set on the first floor and enjoying views over the gardens on two sides. The apartment benefits from a south facing balcony which provides a lovely space for al fresco dining, sitting out and even for growing fruit and vegetables as our vendor has done. From the balcony are views over the gardens and extending to the rolling countryside beyond. The balcony and the French doors opening out onto the balcony have all recently been replaced.

In all the accommodation briefly comprises; wide entrance hall, sitting/dining room with French doors opening onto the balcony and with living flame effect electric fire, kitchen, wet room style shower room and two bedrooms – the master enjoying particularly lovely views over the gardens and with fitted wardrobes. There are stairs and a lift giving access to the first floor.

The apartment is one of the few at Roseland Parc to offer two bedrooms and the second bedroom is equally suited to an office if required. There is a Guest Suite within the village available for visitors to book during their stay if preferred (subject to availability).



### 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 C Council Tax Band C**

### 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.

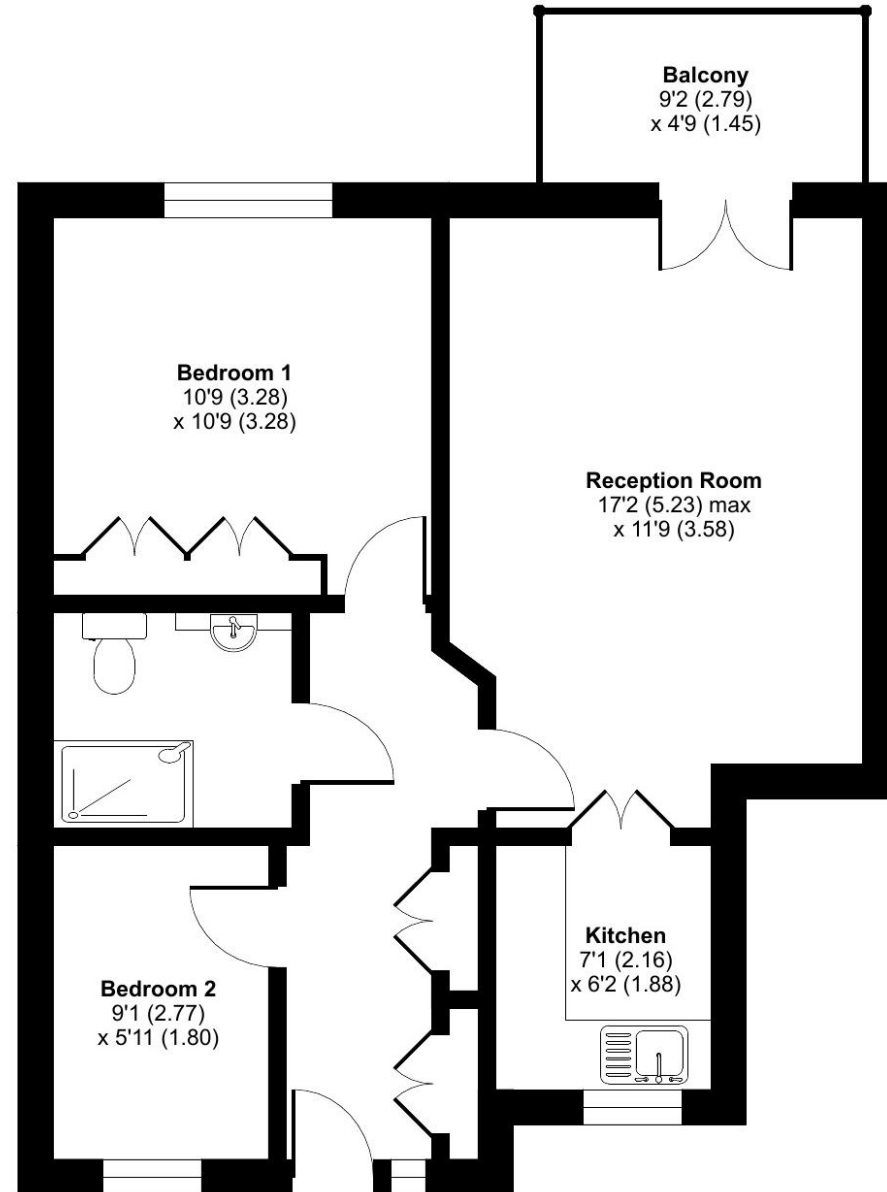
### Particulars & Plan

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.



Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



FIRST FLOOR

### Viewing

Strictly by appointment with the sole selling agent  
Lodge & Thomas. Tel: 01872 272722  
email: [property@lodgeandthomas.co.uk](mailto: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**///tiny.twitches.firepower

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
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