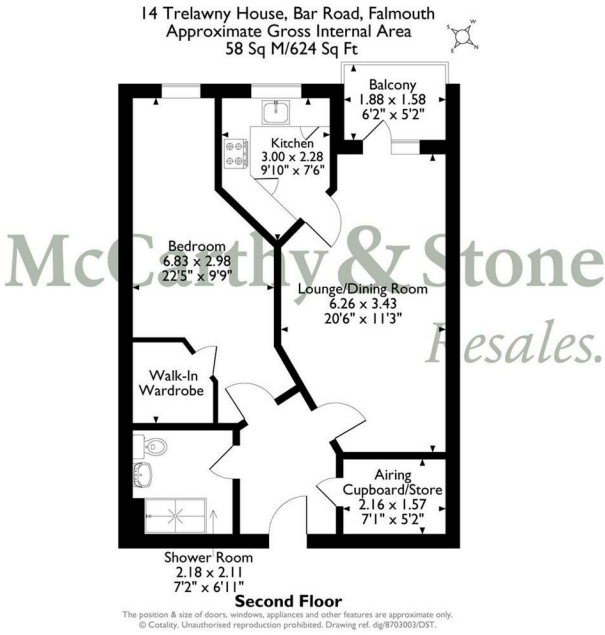




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



14 Trelawny House

Bar Road, Falmouth, TR11 4FJ

1 1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Trelawny House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- First Floor Retirement Apartment - Lift Access To All Floors
- Walk Out, West Facing Balcony
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Family & Friends
- Landscaped Communal Gardens, Plus Roof Terrace With Harbour Views
- 24/7 Careline & Secure Camera Entry System
- Mobility Scooter Store & Laundry Room
- Excellent House Manager Who Oversees The Smooth Running Of The Development

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

14 Trelawny House, Falmouth

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Asking price £275,000

Trelawny House
Constructed in late 2016 by award-winning retirement home specialists McCarthy Stone, Trelawny House is for those aged over 60 years, and is a contemporary development with a striking façade and has established itself as one of our most popular coastal developments.

Trelawny House enjoys excellent communal facilities including a fantastic homeowners lounge with access to beautiful landscaped gardens and as mentioned above a stunning rooftop terrace with views of the town, coast, harbour and marina, this is a popular place for home owners to congregate in the warmer weather to while-away the hours, and socialise over a glass of wine (or two)! In addition, there is a laundry, scooter store and onsite parking available by annual permit.

It's so easy to make new friends and to lead a busy and fulfilled life at Trelawny House; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they choose.

The Local Area
A fabulous location close to the Maritime Museum, the docks (with its great maritime history) and Port Pendennis Marina. A local newsagents, shop and post office is just around the corner from the development. A bus stop very close by provides a regular service into Falmouth Town Centre and both Falmouth Town and Falmouth Docks Rail Stations are also within an easy level walk providing a service to Truro and its intercity connection. The Town Centre with its full range of amenities along with beaches and coastal path are also just a short level walk away.

14 Trelawny House
Occupying a desirable first-floor position within Trelawny House, this modern and well-appointed apartment enjoys a pleasant west-facing aspect and is conveniently situated close to the lift.

The property offers a generous-sized living room, providing a comfortable and welcoming space, with glazed doors opening directly onto a walk-out balcony, creating a lovely extension to the living accommodation and an ideal spot to enjoy the afternoon and evening sunshine.

The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical

and stylish space for everyday use.

The spacious double bedroom benefits from a walk-in wardrobe, offering excellent storage, while the modern bathroom is fitted with a walk-in level-access shower and contemporary sanitaryware.

Further useful storage is provided by a walk-in airing cupboard/store, adding to the apartment's excellent practicality.

Overall, this is a well-presented and conveniently positioned apartment, combining modern accommodation, generous living space, excellent storage and the added benefit of a west-facing walk-out balcony.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Social Lifestyle
The Communal Lounge is at the heart of the community at Trelawny House and is where the majority of social gatherings take place. Regular activities include can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated areas, offering a scenic place to relax and chat with friends, particularly in the summer months, along with a rooftop terrace with harbour views. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,605.06 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease 999 years from 01/01/2016
Ground Rent £425 per annum
Ground rent review: Jan-31

Additional Information & Services

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

