

10 BURNARDS COURT



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Bodmin, PL31 2NU

Guide Price: £46,500



£46,500



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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10 Burnards Court is a well-presented one-bedroom, second-floor retirement apartment, located within a popular McCarthy & Stone development in the heart of Bodmin. Built in 1988 and designed specifically for residents aged 60 and over, Burnards Court offers a safe, supportive, and sociable living environment with a range of on-site facilities and services.

The apartment features a welcoming entrance hall with a storage cupboard that houses the hot water cylinder and electric meters, as well as the emergency intercom system and door entry phone. The living and dining area is a comfortable space with a storage heater, power points, and wall lights. An archway leads into the kitchen, which is fitted with wall and base units, a single drainer sink, worktop space, and room for appliances. The kitchen also includes an extractor fan and vinyl flooring.

The bedroom is generously sized and benefits from a built-in mirrored wardrobe, a panel heater, wall lighting, and an emergency pull cord. The bathroom is equipped as a wet room with a built-in seat and overhead shower, WC, a vanity unit with basin, heated towel rail, and another emergency pull cord for added peace of mind.

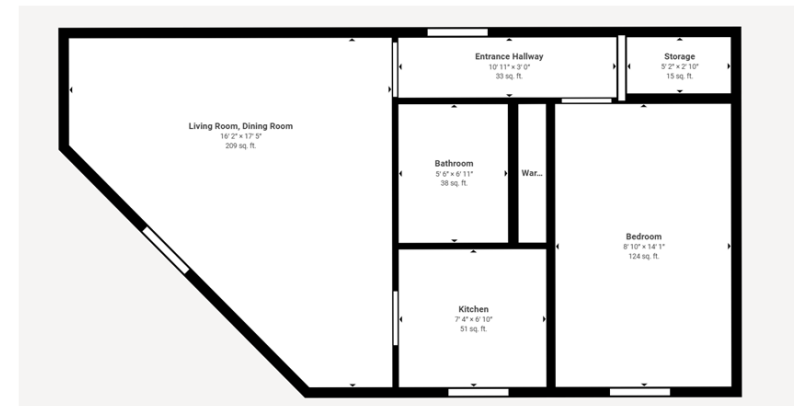
Residents of Burnards Court enjoy a number of shared facilities, including a bright and welcoming lounge, a communal laundry room, and access to a guest suite for overnight visitors. A Development Manager is on-site four days a week, and a 24-hour emergency call system (Appello) ensures support is always available. Lift access serves all floors, making the apartment suitable for those with limited mobility.

The property is leasehold, with a 125-year lease starting from 1988. The current service charge is approximately £4,354.64 per year, and the ground rent is £498.32 per year. Council Tax is Band A, offering affordable annual rates. Please note that residents must be aged 60 or over.

Situated on Berrycoombe Road, the development is conveniently located within walking distance of shops, bus stops, GP surgeries, and Bodmin's town centre. This apartment offers excellent value for a safe, low-maintenance retirement lifestyle in a supportive community setting.

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GROUND FLOOR



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KEY FEATURES

****OVER 60'S ONLY****

One Bedroom

Kitchen

Spacious Living and Dining Room

Bathroom

Communal Parking

Lift Access

Communal Lounge and Laundry Room

24-hour emergency call system (Appello)

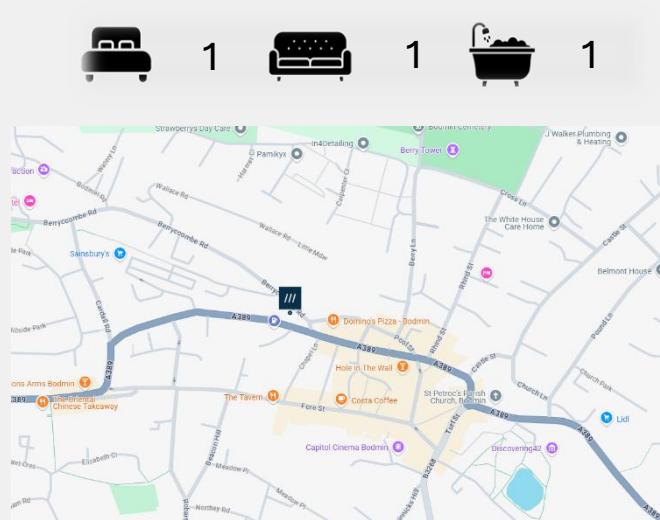
Local Authority: Cornwall Council

Council Band: A

Tenure: Leasehold

Service Charge: £4354.644 per year

Ground Rent: £498.32 per year



what3words:///ally.enjoy.hands



Services

Heating - Electric

Water - Mains

Sewerage - Mains

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Schools

- Berrycombe primary school
- Beacon ACE primary academy
- St Mary's catholic primary school
- Bodmin Academy secondary school

Transport links

- A short drive to the A30
- Bodmin parkway station (5km)
- Local Bus Stops

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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