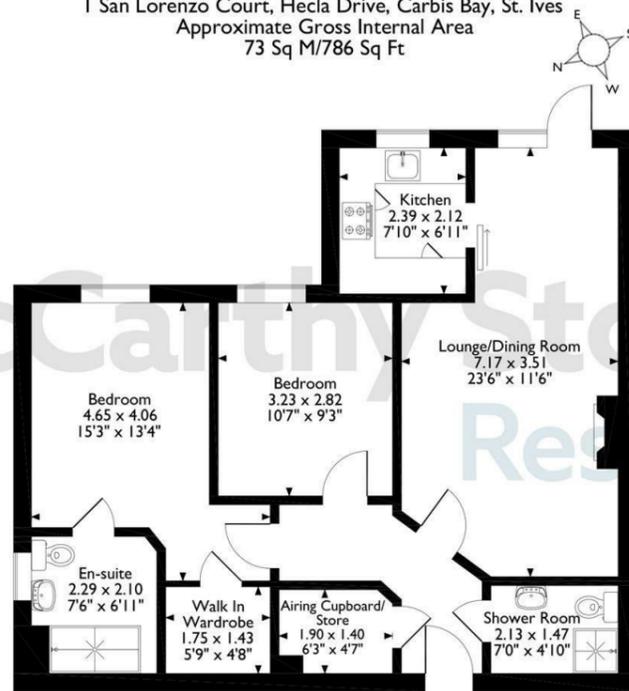


**1 San Lorenzo Court**

Hecla Drive, Carbis Bay, St. Ives, TR26 2PH

1 San Lorenzo Court, Hecla Drive, Carbis Bay, St. Ives  
Approximate Gross Internal Area  
73 Sq M/786 Sq Ft

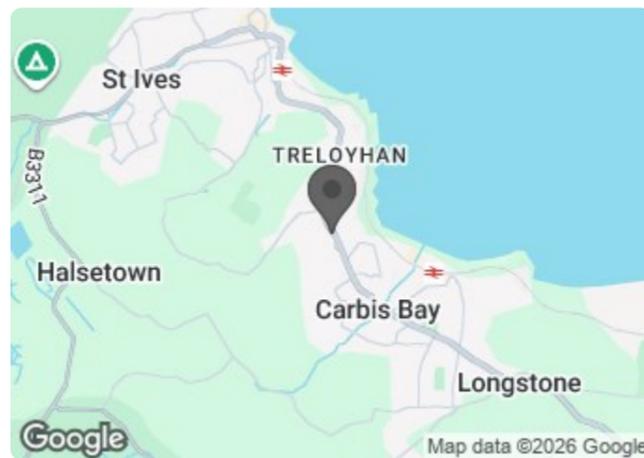


**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 69      | 71        |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

**Asking price £265,000 Leasehold**

Beautifully presented, lower ground floor retirement apartment with access out on to a pretty patio area. Two double bedrooms, master with en-suite & walk in wardrobe.

\*Energy Efficient\* \*Pet Friendly\*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# San Lorenzo Court, Hecla Drive, Carbis Bay, St. Ives

## 2 Bed | £265,000

### San Lorenzo Court

San Lorenzo Court was constructed by award-winning McCarthy Stone in 2013 providing independent retirement living specifically for the over 60's. The development consists of 37 one and two-bedroom apartments with all home owners enjoying the peace-of-mind provided by the day-to-day support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. San Lorenzo Court benefits from superb communal facilities including a homeowners' lounge, laundry room, scooter room and landscaped gardens. There is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies.

This is a friendly and socially active community and it's so easy to make new friends and to lead a busy and fulfilled life at San Lorenzo Court. There are always plenty of regular activities and, whilst there is something for everyone, home owners 'dip in and out' as they wish.

### The Local Area

San Lorenzo Court is located within just a very short walk to a Tesco store with bus routes, bars and restaurants on the adjacent St Ives Road and the beautiful and popular coastal Town of St Ives is approximately 1 mile away.

Carbis Bay is the perfect destination for a relaxing day at the beach. The bay's wooded cliffsides and situation in St Ives Bay assure tranquil clear blue waters, making it the ideal spot for swimming. The golden beach itself is perfect for soaking up the sun on warm summer days, or constructing elegant castles in the sand.

Adjacent, you will find the picturesque town of St Ives allures with its cobbled streets, art galleries, and vibrant culture. Meander through narrow alleys adorned with boutiques, soaking in the artistic ambiance that inspired luminaries like Barbara Hepworth. Perhaps one of the most scenic railway journeys in Cornwall, there is a train connecting Carbis Bay and St Ives. Change at St Erth for the mainline to explore further afield.

### No.1

No.1 is a beautifully presented and sits in an enviable position on the lower ground floor within the development, with access out on to a very pretty patio area from the generous size living room. There is a well equipped kitchen with integrated appliances, plus a recently fitted oven. The two bedrooms are both of a double size and the master has an en-suite shower room and walk in wardrobe. A large walk in airing cupboard/store houses the recently fitted hot water cylinder.

### Entrance Hall

Of a good size with a solid entrance door with spy hole. Walk-in storage cupboard with shelving and light, and housing the recently installed Gledhill boiler supplying hot water and Vent Axia heat

exchange unit. 24-hour emergency response pull cord system, illuminated light switches, smoke detector, security entry system with intercom.

### Living Room

A well-proportioned living room with French door and matching side panel opening onto a very pleasant patio area. Focal point fireplace with inset pebble-effect electric fire, wall mounted electric heater, TV and telephone points. Two ceiling lights and raised electric power sockets.

### Kitchen

Quality kitchen with a range of 'maple effect' fitted wall and base units with having contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, recently fitted waist-level built-in oven, plus concealed fridge and freezer. Triple-glazed window, extensively tiled walls and tiled floor.

### Master Bedroom

An excellent double bedroom with walk-in wardrobe with hanging rails, shelving and light. TV and phone point.

### En-Suite Shower Room

White suite comprising; level-access, walk-in shower with sliding glazed screen, WC, vanity wash-hand basin with cupboard below and mirror, light and shaver point above. 24 hour emergency pull cord, heated towel rail, fully tiled walls and floor and obscured triple glazed window.

### Bedroom Two

A further double bedroom, which could alternatively be used as an office/dining room.

### Shower Room

White suite comprising; walk-in shower with glazed screen, WC, pedestal wash-basin with mirror, light and shaver point over. 24 hour emergency pull cord, heated towel rail, fully tiled walls and floor.

### Parking

Car parking is subject to availability, the fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### 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: £4,437.48 per annum (up to financial year end 31/03/2026).

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

### Lease

Lease 125 Years from 2013  
Ground Rent £495 per annum  
Ground Rent review date: June 2028

### 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.

