



1 Stable Mews

£325,000

Roseland Parc, Tregony, Truro, TR2 5FB

Property Features

- Former Stable Conversion
- Air Source Heating
- Highly Sought After Retirement Development
- Stunning Stone Built Property
- Allocated Parking Space
- Close Proximity To Truro

Full Description

A simply stunning stone faced, two bedroomed ground floor retirement apartment that has recently been converted as part of a former stable building. Now enjoying an enviable position within the very popular Roseland Parc development, this highly unique mews style property boasts a high degree of privacy whilst still benefitting from the wonderful attributes that Roseland Parc has to offer.

Roseland Parc is a highly sought-after retirement village. A development that is well regarded for the facilities on offer and the exceptional level of ground care. Tucked away in a secluded valley in the pretty village of Tregony and close to the Roseland Peninsula, Roseland Parc is just a short drive to some of the Cornwall's most spectacular beaches, the cathedral city of Truro and Falmouth.

The property itself is approached via a private lane leading to the stunning stone facade of the former stable. 'The Rose' as affectionately named by the vendor, is found to the left hand side with the allocated parking space adjacent to the building.

Across the threshold and the spacious entrance hallway awaits, which in turn lends access to all principal rooms. A pleasant living room with french patio doors to the front aspect is found, whilst the highly appointed kitchen with further patio doors is located across the hallway.

A cloakroom and shelving nook can be found whilst walking towards the rear of the property which in turn leads to two spacious double bedrooms and a most useful 'Jack and Jill' style bathroom.

Externally, the property offers a patio area which can be further accessed from the master bedroom in addition to a low maintenance gravel area to the rear. The parking space is located to the left of the property and there is a useful water point positioned here.



The property would be of interest to those over 55 years of age and in search of a tranquil, high quality surrounding.

VIEWING ARRANGEMENTS: When calling please press option 2 and then option 2 to speak with Mike to arrange your viewing. Should I be unable to answer, please email: mike@desmondandco.co.uk

ENTRANCE HALL

Radiator. Wood effect flooring. Thermostat. 2 x storage cupboards. Airing cupboard. Useful nook. Reception connected intercom.



KITCHEN

10' 5" x 10' 6" (3.19m x 3.21m) Well appointed with a range of modern base and wall cabinets. Integrated Neff appliances including oven, fridge, dishwasher and extractor hood. Wood effect worktop. Ceramic hob. Integrated washing machine. Low energy electric radiator. Double glazed French patio door to front courtyard. Double glazed window to front aspect. Vaulted ceiling.



LIVING ROOM

16' 2" x 13' 8" (4.93m x 4.19m) Double glazed French patio doors to front courtyard. Low energy electric radiator. Carpet floor covering. TV and phone points.



WC

Electric operated Velux roof light. Partial tiled walls. Tiled floor. Heated towel rail. Low level WC. Contemporary sink basin with storage below.

BATHROOM

Jack and Jill access configuration. Partial tiled walls. Modern white suite. Separate shower cubicle. Heated towel rail. Electric operated velux roof light. Vanity shelf. Low level WC. Wash basin with storage cupboard below.



BEDROOM ONE

14' 4" x 12' 3" (4.37m x 3.74m) Double glazed French patio doors to patio area. Vaulted ceiling. Built in double sliding door wardrobe unit. Low energy electric radiator. Access to bathroom.

BEDROOM TWO

13' 2" x 12' 3" (4.02m x 3.75m) Double glazed window to rear aspect. Electric operated Velux roof light. Built in double sliding door wardrobe. Low energy electric radiator.

EXTERIOR BENEFITS

Stunning restored stone work to the front facade. Picturesque courtyard setting. Great degree of privacy. Entrance canopy. Paved patio area to side. Useful timber shed. Allocated tarmac parking space for one vehicle. Multiple visitor parking spaces. Extensive highly maintained grounds within Roseland Parc.

LEASHOLD NOTES

Based on our current knowledge of the property:

Leasehold: 125 years from 01/04/2018

Ground Rent: £300 per annum

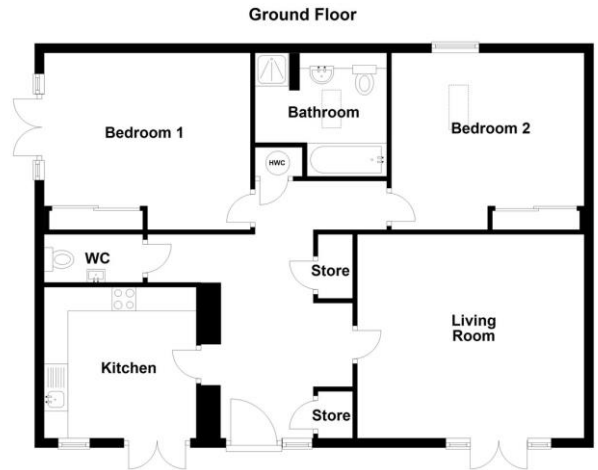
Service Charge: £5581 per annum based on single occupancy. Increase of £300 per annum for double.

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AGENT NOTE

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Desmond & Co has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Desmond & Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements