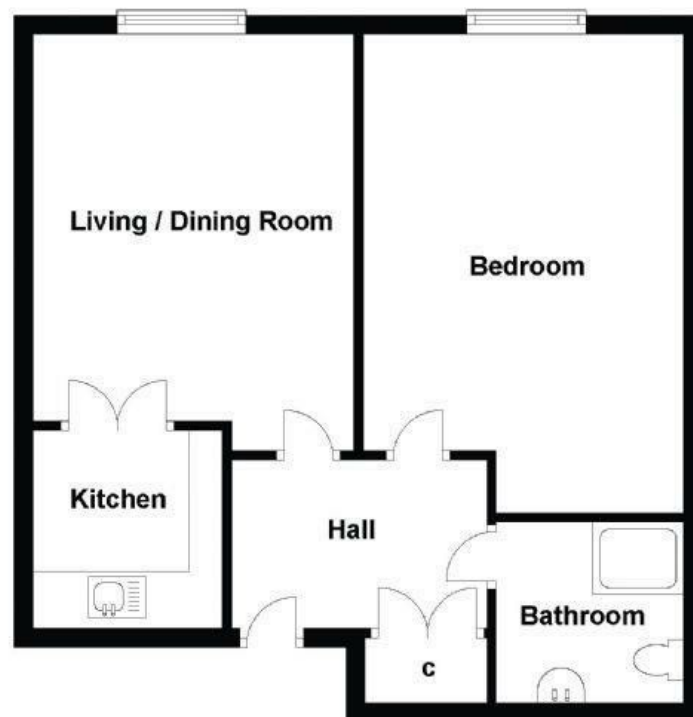


ROSELAND PARC, TREGONY

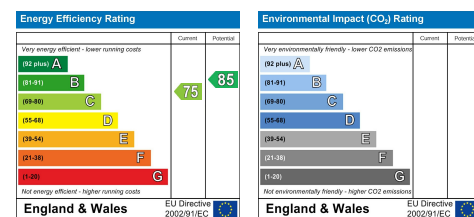


KEY FEATURES

- One Bedroom
- Entrance Hall
- Kitchenette
- Countryside Views
- Use of Facilities

- Fully Serviced Apartment
- Sitting/Dining Room
- Shower Room
- Communal Gardens & Parking
- Leasehold

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

3 ROSELAND COURT ROSELAND PARC, TREGONY, TRURO, TR2 5PD ONE BEDROOM RETIREMENT APARTMENT

Situated within the main building close to all the facilities is this one bedroom fully serviced apartment which enjoys stunning countryside views. Accommodation comprises; entrance hall, sitting/dining room, kitchenette, bedroom and shower room. Communal gardens and parking. Use of all facilities.

Other charges apply. EPC - C

GUIDE PRICE £175,000

Situated within the main building close to all the facilities is this one bedroom fully serviced apartment which enjoys stunning countryside views. Accommodation comprises; entrance hall, sitting/dining room, kitchenette, bedroom and shower room. Communal gardens and parking. Use of all facilities.

ROSELAND PARC

Roseland Parc is a retirement village situated close to the centre of the historic village of Tregony and offers a variety of 'Independent Living' and 'Fully Serviced' properties as well as the Roseland Nursing Home. The communal grounds total seven acres of landscaped gardens which are beautifully maintained and parking is available on a first come, first serve basis for residents and visitors. On site facilities include restaurant/bar, lounge, tuck shop, indoor swimming pool, hot tub, gymnasium, hair and beauty salon and library. Site transport is available. Pets by negotiation.

There are a number of living options at Roseland Parc, but the concept of the Village is to offer independence in retirement. Properties offer a range of options from being fully serviced (offering a hotel-style package) to being independent, though additional services are available for a charge to those living in an 'independent' property should they be required.

TREGONY

Tregony is a thriving community with a good range of village facilities including general store, post office, public house, restaurant, Church, primary and secondary schools and a wide range of social activities. The village is easily accessible to the whole area of the Roseland Peninsula which is recognised as being an Area of Outstanding Natural Beauty and subsequently a much

sought after residential area. The city of Truro is approximately eight miles distant and St. Austell slightly further. Tregony has a regular bus service connecting to Truro, Veryan and St Mawes.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE/HALLWAY

Spacious hallway with double doors opening into airing cupboard housing hot water tank. Coved ceiling, call monitor system to 24 hour emergency assistance, waist height power points, radiator and doors leading onto;

SITTING ROOM

11" x 13'4" (3.35m x 4.06m)

Plus door recess. A well appointed bright and sunny room with glorious views over the far reaching countryside. Coved ceiling, focal point fire place with electric fire, wooden surround, marble hearth and back, TV/FM and telephone points, heating thermostat, panelled radiator and double doors opening onto;

KITCHENETTE

6'3" x 6'8" (1.91m x 2.03m)

Range of modern light oak base level units with complementary worktops incorporating a single drainer stainless steel sink unit with tall mixer tap. Complementary tiling, eye level open shelving units, integrated fridge with freezer compartment, inset ceiling spotlights, wall mounted electric panel heater, extractor fan and laminate flooring. Double glazed window with delightful valley views.



BEDROOM 1

14'6" x 11'2" (4.42m x 3.40m)

Spacious room with fabulous south facing far reaching views over the countryside from a double glazed rear aspect window. Range of built-in wardrobes, radiator, power points, TV/FM and telephone point.

SHOWER ROOM

Non-slip floor with under-floor heating. Level access shower area with thermostatically controlled shower with curtain surround, fitted seat, low level WC, pedestal wash hand basin, extractor fan, part- tiled walls, mirror with shaver point and light.

DIRECTIONS

From Truro proceed in an easterly direction on the A390 and turn right of the Probus bypass signposted to Tregony. Proceed into the village of Tregony, bypassing the village public house The Kings Arms and after a short distance on the right there will be a turning clearly signposted to Roseland Parc where there are several visitors parking spaces from which to choose.

ADDITIONAL NOTE

The property benefits from being in a main building near to the restaurant and facilities and has superb far reaching country views.

CHARGES

*Please note - charges may be subject to review annually.
125 year lease from date of build.
Ground rent - £10 per annum.

Service charge - £5,810 per annum for double occupancy, or £5,510 per annum for single occupancy.

FULLY SERVICED EXTRA:

£15,890.16 per annum for single occupancy
£21,187.08 per annum for double occupancy

An assignment fee of up to 12.5% of the purchase price is payable on re-sale, though leaseholders can choose to pay this fee at the time of purchase.
The Village Manager can be contacted for more information on the financial implications.

