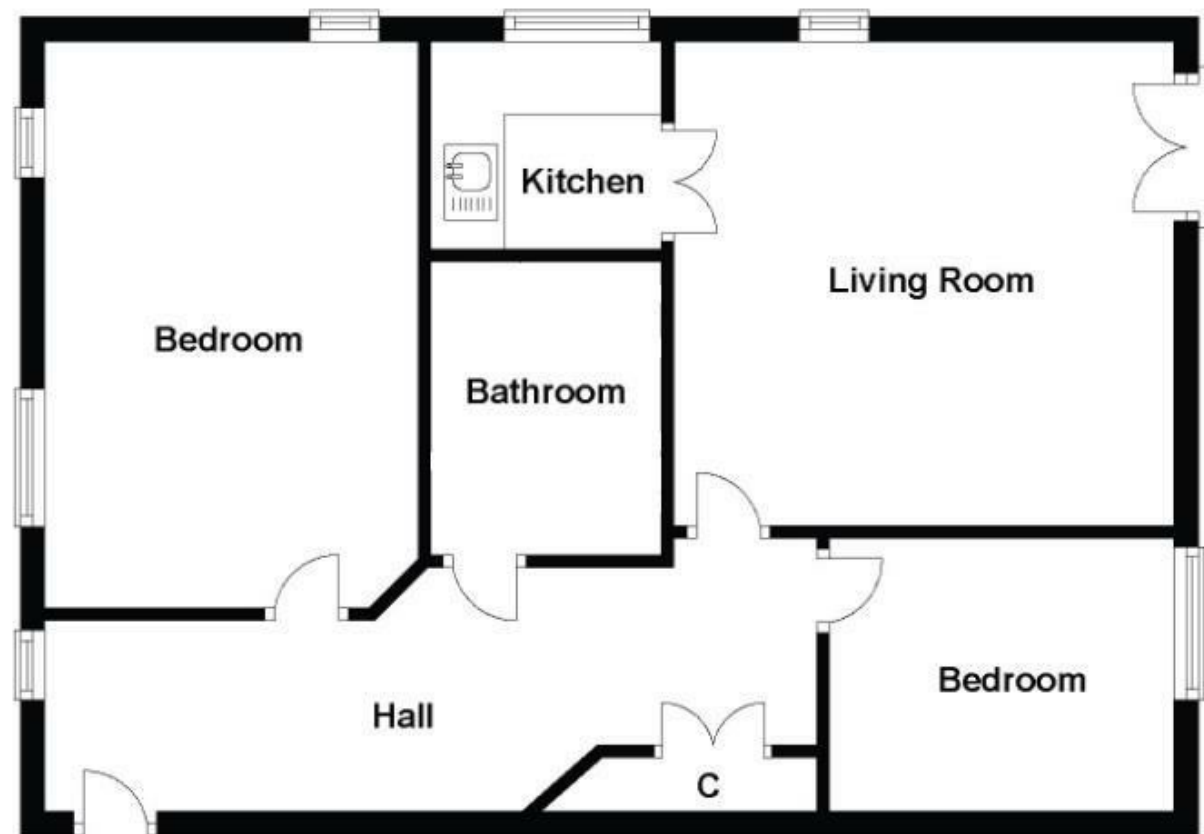


ROSELAND PARC, TREGONY

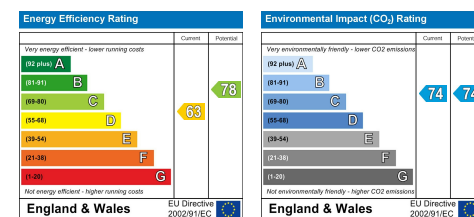


16 Nare House
Approx. 62.0 sq. metres (666.6 sq. feet)

KEY FEATURES

- Fully Serviced
- Sitting/Dining Room
- Shower Room
- Use of all Facilities
- Recently Redecorated
- Two Bedrooms
- Kitchenette
- Communal Gardens & Parking
- New Carpets

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



16 NARE HOUSE ROSELAND PARC, TREGONY, TRURO, TR2 5NH TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT

A well presented two bedroom fully serviced ground floor apartment with delightful views over the complex's palm gardens. Accommodation comprises; entrance hall, sitting/dining room, kitchenette, two bedrooms and shower room. New carpets and recently redecorated throughout. Communal gardens and parking. Use of all facilities. Other charges apply. EPC - D

GUIDE PRICE £169,500

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Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

A well presented two bedroom fully serviced ground floor apartment with delightful views over the complex's palm gardens. Accommodation comprises; entrance hall, sitting/dining room, kitchenette, two bedrooms and shower room. New carpets and recently redecorated. Communal gardens and parking. Accessible by either stairs of lift. 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 '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.

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.

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

ENTRANCE HALL

14'4" x 5'7" (4.37m x 1.70m)

Spacious, long reception Hall with double glazed window to one end overlooking palm gardens. Wired electric heater, airing cupboard, call monitor system, doors onto;

LIVING ROOM

13'4" x 12'11" (4.06m x 3.94m)

A bright dual aspect room with French doors onto a Juliet balcony, (South West facing), and further side aspect window, coving, TV/FM, telephone, and power points, door onto;

KITCHENETTE

6'8" x 6'2" (2.03m x 1.88m)

Comprising a range of eye and base units, complementary worktop, in-set single bowl stainless steel sink, mixer tap and freshwater tap, tiled splash-back, extractor fan, power points, space for fridge-freezer. Recessed spotlights to ceiling, & laminate flooring.

MASTER BEDROOM

15'2" x 11'4" (4.62m x 3.45m)

A generous sized dual aspect room with views of the palm gardens from 2 windows and a further rear aspect window, coving, TV/FM, telephone and power points. Wired electric heater.

BEDROOM 2

9'4" x 7'3" (2.84m x 2.21m)

Rear aspect with a delightful view over the boules court and distant countryside, coving, TV/FM, telephone and power points.



WET ROOM

6'9" x 7'1" (2.06m x 2.16m)

A wet room style shower with fitted seat, a wash hand basin, low level WC, an extractor fan and shaving point.

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.

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. Proceed through Tregony passing the village public house The Kings Arms and after a short distance on the right there will be a turning clearly signposted on the right hand side to Roseland Parc where there are several visitors parking spaces from which to choose.

