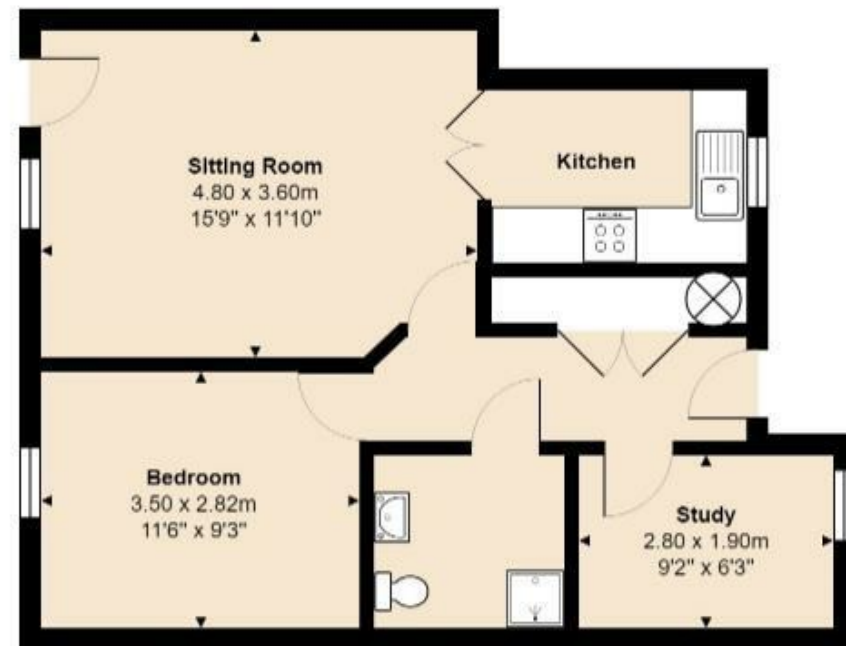


2 St. Anthony House Roseland Parc , TRURO TR2 5NH



Total Area: 50.9 m² ... 548 ft²

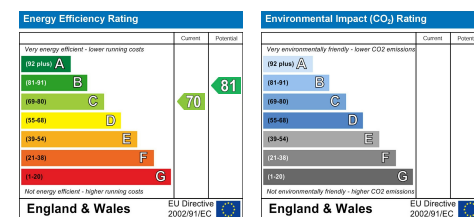
All measurements are approximate and for display purposes only

KEY FEATURES

- Fully Serviced
- Sitting/Dining Room
- Shower Room
- Use of all Facilities

- Two Bedrooms
- Kitchenette
- Communal Gardens & Parking

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



2 ST ANTHONY HOUSE ROSELAND PARC, TREGONY, TRURO, TR2 5NH

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

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

GUIDE PRICE £185,000

CONTACT US

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3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

A well presented two bedroom fully serviced first floor apartment with delightful views over the complex's palm gardens. Accommodation comprises; entrance hall, sitting/dining room, kitchenette, two bedrooms 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 '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):

Private front door into:-

ENTRANCE HALL

Large fitted coir mat, electric radiator, phone entry system, airing cupboard housing hot water tank and fuse box, wall mounted Nurse Com emergency call system for 24 Hour emergency assistance, coved ceiling, wall mounted coat hooks. Doors onto;

SITTING/DINING ROOM

15'9" x 11'10" (4.80m x 3.61m)

A well appointed bright room with glazed French doors onto a decked balcony overlooking the delightful well established Palm Garden. There are two wall mounted electric radiators, TV/FM and telephone points and coved ceiling. Solid double doors into;

KITCHENETTTE

Comprising; a range of base level units in a traditional oak finish with complementary roll edge work surfaces incorporating single stainless steel sink & drainer unit with mixer tap, under counter integrated fridge, recessed ceiling down lighters, coved ceiling, front aspect window with pleasant view.

BEDROOM 1

11'6" x 9'3" (3.51m x 2.82m)

Rear aspect window with charming views of the Palm Garden, electric radiator, telephone point and TV/FM points, coved ceiling.

BEDROOM 2

9'2" x 6'3" (2.79m x 1.91m)

Front aspect window, TV/FM, telephone & power points, coved ceiling. Versatile room can be used as a bedroom, study or small dining room.



SHOWER ROOM

Non-slip flooring with under-floor heating, fully tiled wall in shower area with wall mounted shower unit, low level WC, pedestal wash hand basin with mirror, light and shaver point above & extractor fan.

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.

