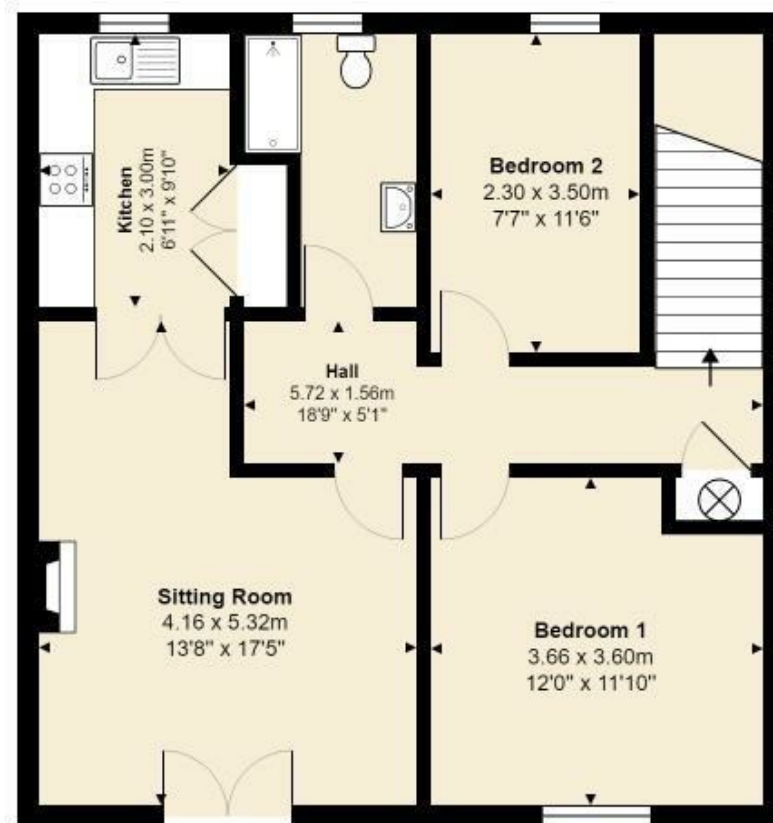


## ROSELAND PARC, TREGONY



Total Area: 67.7 m<sup>2</sup> ... 728 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### KEY FEATURES

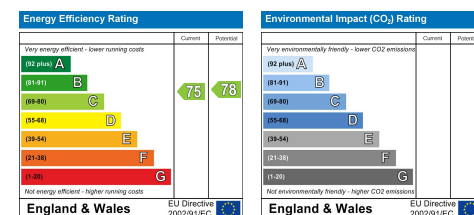
- Independent Living
- Sitting/Dining Room
- Shower Room
- Use of All Facilities

- Two Bedrooms

- Kitchen

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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### 45 GREEB HOUSE ROSELAND PARC, TREGONY, TRURO, TR2 5NH

#### TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Well presented two bedroom first floor independent living apartment with views over the gardens.

Accommodation comprises; entrance hall with fitted stair lift, sitting/dining room, kitchen, two bedrooms and shower room. Communal gardens and parking. Use of all facilities. Other charges apply. EPC - C

GUIDE PRICE £160,000



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

Covered porch to with scooter charging point, front door onto;

## ENTRANCE HALL

Large fitted coir mat, fuse box, wall mounted radiator, stairs rising to first floor landing(stair lift can be easily fitted) airing cupboard, radiator, call monitor system for 24 hours emergency assistance, coving to ceiling, power points, doors onto;

## KITCHEN

6'11" x 9'10" (2.11m x 3.00m)

Modern fitted kitchen comprising; range of eye and base level units in a shaker style finish, complementary granite effect roll edge worktops, tiled splash-back, 1 & 1/2 bowl stainless steel sink unit with mixer taps. Integrated appliances include; waist height electric fan oven, 4 ring ceramic hob, stainless steel cooker hood, built-in fridge/freezer, washer/dryer & dishwasher, wall mounted heater, laminate flooring, recessed spotlights to ceiling, front aspect window looking out onto trees and green.

## SITTING ROOM

17'5" x 13'8" (5.31m x 4.17m)

A well-appointed room with focal point fireplace with pine effect surround, marble hearth & back and coal effect electric fire, TV/FM/telephone & power points, coving, 2 x radiators, double glazed French doors leading onto a decked and railed balcony that has a delightful outlook over the bowls green.

## BEDROOM 1

12' x 11'10" (3.66m x 3.61m)

A sizeable master bedroom with a rear aspect window overlooking the well maintained grounds and bowls green, coving to ceiling, radiator and TV/FM & power points.



## BEDROOM 2

11'6" x 7'7" (3.51m x 2.31m)

Double glazed window with a front aspect pleasant outlook, radiator, coving to ceiling, telephone & power points.

## WET ROOM

Low level WC, pedestal wash hand basin, level access shower with curtain surround, wall mounted mirror with light and shaver point above, non-slip flooring, extractor fan and under floor heating. Part tiled part painted décor.

## 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.

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.

