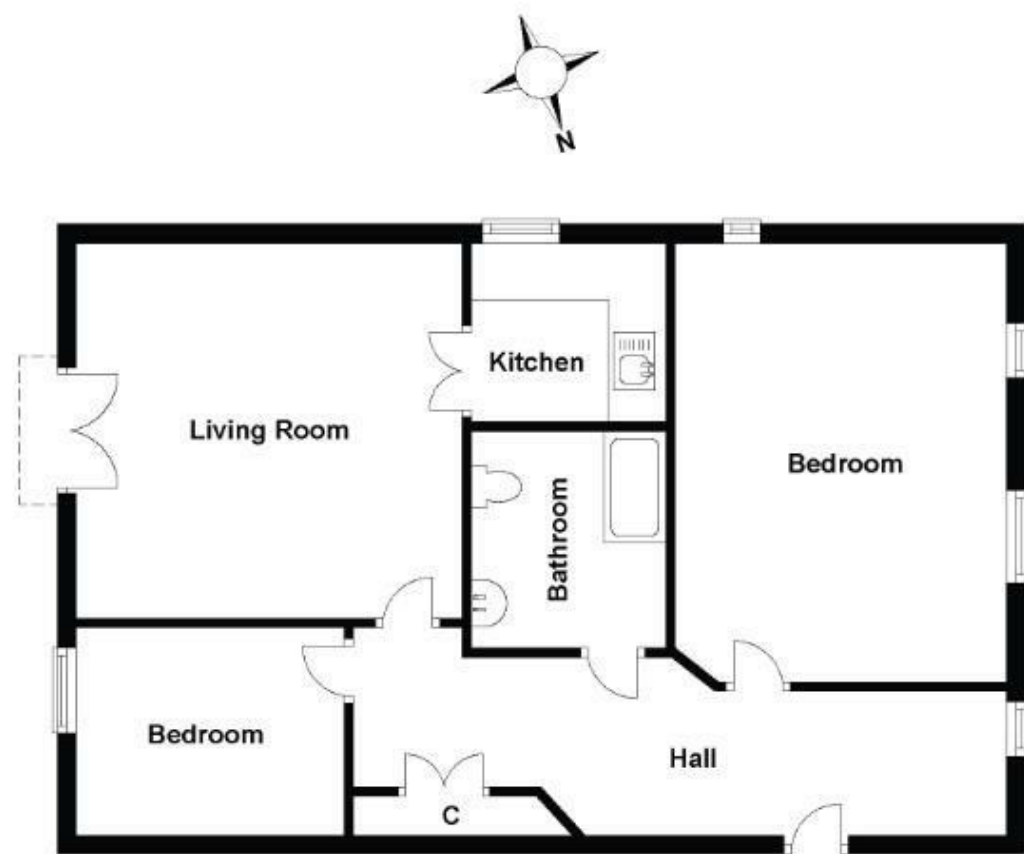


## ROSELAND PARC, TREGONY

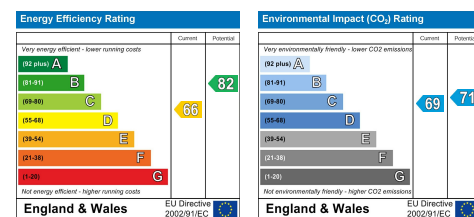


**4 St Anthony House**  
Approx. 62.0 sq. metres (666.6 sq. feet)

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### 4 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 - D

GUIDE PRICE £180,000

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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):

## ENTRANCE HALL

A spacious welcoming reception hall with a large fitted coir mat, front aspect window, coat hooks, radiator, 24 hour emergency call system, double airing cupboard (housing water tanks and fuse box), 3 x double sockets & coved ceiling. Doors onto;

## SITTING/DINING ROOM

13'4" x 13' (4.06m x 3.96m)

A bright and airy feel to this room with rear aspect double glazed French doors onto a Juliette balcony overlooking the palm garden, which in our opinion is one of the best outlooks on the site. Additional window with side aspect, 2 x electric radiators, TV/FM/satellite and telephone points, 4 x double sockets, coved ceiling. Doors onto:

## KITCHENETTE

Modern cream shaker style units with roll edged work surfaces incorporating single drainer sink unit, integrated fridge, double glazed window to front, extractor fan, wall heater, 2 x double sockets, recessed down lighters and coved ceiling & laminate flooring,

## BEDROOM 1

15'1" x 11'5" (4.60m x 3.48m)

A generously proportioned room with dual aspect double glazed windows with front aspect and side aspect with a pleasant outlook over the front of the village, 2 x electric radiators, TV/FM and telephone point, 4 double sockets, coved ceiling.

## BEDROOM 2

9'6" x 7'2" (2.90m x 2.18m)

Double glazed window with view of the palm garden and terrace, coved ceiling, electric radiator, 2 x double sockets, TV/FM point, broadband and telephone point.



## WET ROOM

7' x 6'7" (2.13m x 2.01m)

Non-slip flooring with under floor heating, Majority tiled walls and shower corner.

## 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.

