

ROSELAND PARC, TREGONY

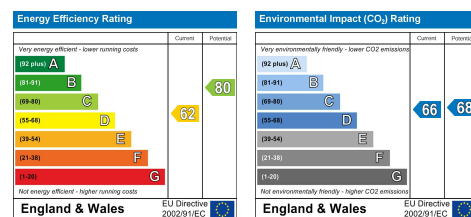


13 Nare House
Approx. 63 sq. metres (677.4 sq. feet)

KEY FEATURES

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

ENERGY PERFORMANCE RATING



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

Enjoying a corner aspect is this two bedroom ground floor fully serviced apartment enjoying views over the complex's boules green and 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

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GUIDE PRICE £185,000

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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):

Communal access via automatic door system, the front of the property has an under cover scooter charging point. Private front door into;

ENTRANCE HALL

Spacious reception hall with large fitted coir mat, radiator, front aspect window, call monitor unit for 24 Hour emergency assistance, waist height power points, coved ceiling, airing cupboard housing hot water tank and electric consumer unit. Door into:

SITTING/DINING ROOM

13'4" x 12'11" (4.06m x 3.94m)
A bright and airy dual aspect sitting room with glazed double doors opening onto a Juliet balcony overlooking the village bowls/putting green, additional front aspect window, two radiators, coved ceiling, TV/FM telephone and power points, two ceiling light fittings and double doors onto;

KITCHENETTE

6'8" x 6" (2.03m x 1.83m)
A bright well-equipped kitchenette with a double glazed front aspect window offering a pleasant outlook with a range of base level units in an oak shaker style finish, complementary worktops, tiled splash-back and single stainless steel sink and drainer unit, integrated under counter fridge with freezer box, Vent-Axia extractor fan and wall mounted electric panel heater.

BEDROOM 1

15'1" x 11'5" (4.60m x 3.48m)
A generous size with three double glazed windows creating a bright airy feel, coved ceiling, two radiators, two light fittings, TV/FM, telephone and power points.

BEDROOM 2

7'2" x 9'4" (2.18m x 2.84m)
Rear aspect double glazed window looking directly over



the delightful bowls/putting green, coved ceiling, radiator, TV/FM, telephone and power points. A versatile room which can be utilised as either a second bedroom or study.

BATHROOM

7'1" x 6'9" (2.16m x 2.06m)
Shower with curtain rail and shower curtain installed, pedestal wash hand basin, low level WC, wall mounted mirror with shaver point and light, wall mounted extractor fan, wall mounted mirrored cabinet, part tiled part painted walls and coved ceiling. There is non-slip flooring and under floor heating installed.

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.

NOTE

All curtains, blinds and light fittings are included in the sale.

CHARGES

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

£4,656 per annum for single occupancy
£4,956 per annum for double occupancy

FULLY SERVICED EXTRA:
£15,457.52 per annum for single occupancy
£20,610 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

