

ROSELAND PARC, TREGONY



5 Roseland Court

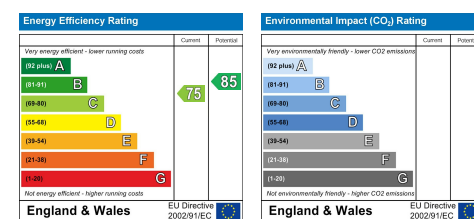
Approx. 46 sq. metres (495.4 sq. feet)

KEY FEATURES

- One Bedroom
- Entrance Hall
- Kitchenette
- Countryside Views
- Use of Facilities

- Fully Serviced Apartment
- Sitting/Dining Room
- Shower Room
- Communal Gardens & Parking
- Leasehold

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



5 ROSELAND COURT, ROSELAND PARC, TREGONY, TRURO, TR2 5PD

ONE BEDROOM RETIREMENT APARTMENT

Situated within the main building close to all the facilities is this one bedroom fully serviced apartment which enjoys stunning countryside views. Accommodation comprises; entrance hall, sitting/dining room, kitchenette, bedroom and shower room. Communal gardens and parking. Use of all facilities.

Other charges apply. EPC - C

GUIDE PRICE £180,000

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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 of '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.

There are a number of living options at Roseland Parc, but the concept of the Village is to offer independence in retirement. Properties offer a range of options from being fully serviced (offering a hotel-style package) to being independent, though additional services are available for a charge to those living in an 'independent' property should they be required.

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. Tregony has a regular bus service connecting to Truro, Veryan and St Mawes.

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

ENTRANCE/HALLWAY

Accessed from wide corridor into a spacious reception hall with radiator, Nurse Com call monitor to 24 hour emergency assistance, coved ceiling, large airing cupboard housing hot water tank and doors into:-

SITTING ROOM

11'1" x 13'3" (3.38m x 4.04m)

A well appointed room with a superb view and a rear aspect double glazed window with far reaching views over the neighbouring countryside, electric radiator, coved ceiling, TV/FM telephone and power points, double doors into:-

KITCHENETTE

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

Fitted with a range of base units in an oak finish with complementary worktops and tiled splashbacks. Integrated under worktop fridge with freezer top box, stainless steel single bowl sink unit with drainer and mixer tap. Wall mounted electric panel heater, extractor fan, power points, recessed spotlights, coving and laminate flooring.

BEDROOM 1

14'10" x 11'1" (4.52m x 3.38m)

A spacious bright and airy room with superb views over the neighbouring countryside and valley, coved ceiling,



telephone and power points. Wall mounted electric radiator.

SHOWER ROOM

A generous sized level access shower room with fitted curtain rail and shower curtain to a thermostatically controlled riser shower. Low level w.c., pedestal wash hand basin with wall mounted mirror. Shaver point and a mirrored wall cabinet. There are several useful grab rails which have been installed.

ADDITIONAL NOTE

The property benefits from being in a main building near to the restaurant and facilities and has superb far reaching country views.

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

