

ROSELAND PARC, TREGONY



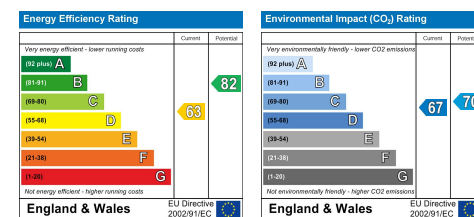
Total Area: 61.8 m² ... 665 ft²

All measurements are approximate and for display purposes only

KEY FEATURES

- Two Bedrooms
- Entrance Hall
- Kitchen
- Views over Palm Gardens
- Use of Facilities
- Fully Serviced Apartment
- Sitting/Dining Room
- Shower Room
- Communal Gardens & Parking
- Leasehold

ENERGY PERFORMANCE RATING



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11 ROSELAND COURT ROSELAND PARC, TREGONY, TRURO, TR2 5PD TWO BEDROOM RETIREMENT APARTMENT

Situated within the main building close to all the facilities is this two bedroom fully serviced apartment which enjoys views over the complex's palm gardens. Accommodation comprises; entrance hall, sitting/dining room, kitchen, two bedrooms and shower room. Communal gardens and parking. Use of all facilities. Other charges apply. EPC - D

GUIDE PRICE £225,000

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Situated within the main building close to all the facilities is this two bedrooms fully serviced apartment which enjoys stunning views over the complex's palm 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 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 HALL

Spacious reception hall with; airing cupboard housing hot water tanks, electric radiator, two double sockets, 24 hour emergency call system, coving to ceiling. Door onto;

SITTING/DINING ROOM

10'5" x 20'2" (3.2m x 6.16m)

A delightful room with rear aspect double glazed window overlooking the established and well stocked palm garden. Electric radiator, feature wall mounted electric fire with real flame and log effect (only a few months old) wall mounted air conditioning/heat unit and TV/FM/Satellite & telephone point, 3 x double sockets, coved ceiling. Door into;

KITCHEN

10'9" x 9'10" (3.3m x 3m)

A larger than average kitchen which has a range of eye and base level units in a modern cream finish with complementary roll edge work tops and inset single drainer sink unit with tiled splash-back. 2 x double glazed rear aspect windows overlook the terrace and palm garden creating a light and airy space. Integrated waist height electric oven, slim-line dishwasher, extractor fan, wall heater, 3 x double sockets, recessed down lighters and coved ceiling. There is room for a free standing Fridge freezer (negotiable to buy) and a table and chairs.



BEDROOM ONE

3.6m x 3.1m (0.91m.1.83mm x 0.91m.0.30mm)

Double glazed window with views over the palm garden, electric radiator, TV/FM & telephone point, double sockets and coved ceiling. The wardrobes can be included if desired.

BEDROOM TWO

7'10" x 7'2" (2.4m x 2.2m)

A well-appointed room with the palm garden views, electric radiator, TV/FM & telephone point, double sockets and coved ceiling, wardrobes can be included.

WET ROOM

Shower area with wall mounted thermostatically controlled shower, pedestal wash hand basin, low level WC, extractor fan, shaver point and light, mirror & emergency pull cord. 2 x wall mounted mirrored cabinets.

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

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, bypassing the village public house The Kings Arms and after a short distance on the right there will be a turning clearly signposted to Roseland Parc where there are several visitors parking spaces from which to choose.

