



- Two Bedroom Retirement Apartment
- Views Over The Communal Gardens
- Communal Lounge Plus Conservatory

36 Penhaligon Court, Truro, TR1 1YB

Asking Price Of £180,000

This 2 Bedroom retirement apartment is found within the popular development of Penhaligon Court being nestled within a secluded wooded area having mature gardens with shrub and flower borders. These apartments offer exclusive accommodation for the over 55's. Facilities include a resident manager, residents lounge with conservatory, elevator and guest suite. Communal laundry room and landscaped gardens having a superb patio and seating area ideal for socialising. The apartment has a door intercom system, emergency alarm service (to request emergency assistance). This apartment is located on the 3rd floor which gives you views over



Property Description

DESCRIPTION

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LOCATION

Conveniently located for Truro city centre, less than a mile from an extensive assortment of amenities, offering a vast array of shops, supermarkets, boutiques, cafes, bars and restaurants as well as a comprehensive range of professional and health services. All of which are dotted around the quaint cobbled streets and riverside walks. Further to the outskirts, the city offers a range of larger retail outlet centres, county hospital and links to the national rail network and airports.

COMMUNAL ENTRANCE

Entrance door opening into vestibule with double doors opening into the welcoming hallway where you will find the lift and stairs giving access to all floors and apartments.

ENTRANCE HALLWAY

Entrance door opening into the hallway with cupboard with shelving. Second cupboard with hot water tank and shelving. Wall mounted telephone system/entrance system. Night store heater. Doors to the following:-

LIVING ROOM





13' 11" x 10' 11" (4.26m x 3.34m) Double glazed bay window to the rear elevation overlooking the communal garden. Night store heater. Ceiling coving. Glass panel doors opening into the kitchen/dining room.

KITCHEN/DINER

13' 8" x 8' 4" (4.19m x 2.55m) Double glazed window to side elevation. The kitchen is fitted with a range of wood wall and base units with complementary roll edge worktop with stainless steel sink and drainer unit, hot and cold mixer taps over and tiled splashbacks. Space for dishwasher, cooker and fridge. Extractor fan. Night store heater.



MASTER BEDROOM

12' 3" x 8' 11" (3.75m x 2.73m) Double glazed window to the rear elevation with views over the communal garden. Night store heater. Built-in triple wardrobe having hanging rail and shelving above and ceiling coving.

BEDROOM 2

10' 4" x 6' 11" (3.15m x 2.11m) Double glazed window to the rear elevation overlooking the communal garden. Wall mounted electric heater. Ceiling coving.

SHOWER ROOM

6' 0" x 5' 4" (1.85m x 1.65m) Fitted with a double shower with wall mounted shower, glass screen, low level wc, pedestal wash hand basin with hot and cold mixer taps over, extractor fan, hand rail and wall mounted heater.



COMMUNAL AREAS

In addition to the communal entrance hall, there is an attractive and spacious lounge with conservatory, here the residents hold a weekly programme of events. There is also a laundry room having washing machines, tumble dryers plus ironing facilities, kitchenette, store room, refuse area and managers office.

OUTSIDE

To the outside of Penhaligon Court there is ample parking to be found for both residents and visitors alike nestled in mature woodland area having a range of shrubs and flower borders. The communal gardens are predominantly laid to lawn with an array of flowerbeds and shrubs having an attractive patio and seating area.

LEASE DETAILS

Commencing on the 31st March 1986 for 999 years.

Yearly service charge for the financial year April 2020

£2776.07 (£53.39 per week). The main services that are included are the water rates and buildings Insurance, lift and fire system. Gardeners, cleaners, window cleaners, manager fees, general maintenance and telephone system.

DIRECTIONS

From our office in Lemon Street proceed up Lemon Street and turn left into Fairmantle Street at the roundabout bear left into the first exit and continue onto the next roundabout.

Proceeding over the roundabout taking the second exit passing the Shell garage on your left hand side and continue to the brow of the hill passing the Alverton Manor on your left. At the next set of traffic lights turn left and then immediately right, proceed into Penhaligon Court where there is residents and visitors parking.



GROUND FLOOR



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19 Lemon Street, Truro,
Cornwall, TR1 2LS

www.goundrys.co.uk
01872 242425
sales@goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.