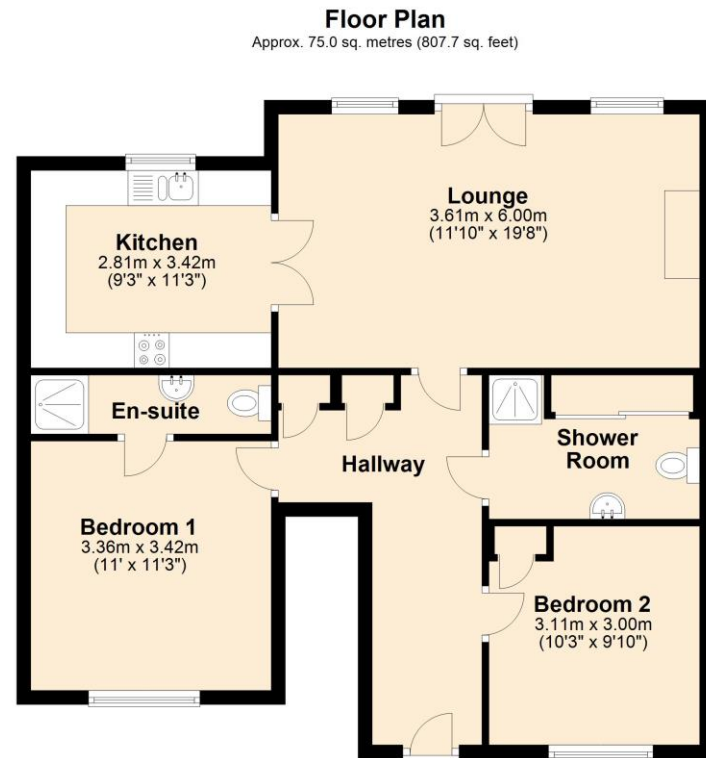
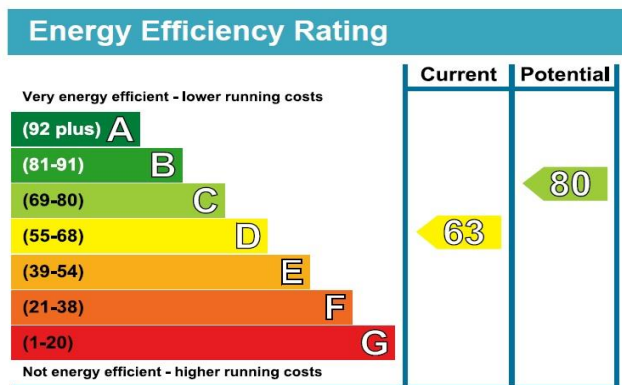


**35 Turnaware House, Roseland Parc, Fore Street, Tregony, Truro, Cornwall TR2 5NH**



Total area: approx. 75.0 sq. metres (807.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.



**£275,000  
Leasehold\***

\* Other charges apply, please ask for details.

**Viewing strictly by appointment only**

Telephone Retirement Villages on 01372 383950

All visitors must report to Roseland Parc reception. Thank you.

**A superbly appointed two bedroom ground floor 'independent living' apartment with its own ground floor, private access located on the edge of this award winning complex for the over 55's. The accommodation comprises**

- Two bedrooms (master en-suite)
- Level access
- Large kitchen with integral appliances
- Excellent storage
- Julietter balcony and rear sitting area with awning.



**35 Turnaware House, Roseland Parc, Fore Street, Tregony, Truro, Cornwall TR2 5NH**



**Tenure: Leasehold**

**Entrance/Hallway:**

Coving, radiator, electricity fuses, Nursecom system and two shelved cupboards (one with hot water tank).

**Sitting /Dining Room:**

**19'9" x 11'8"**

Two base level fitted cupboards, electric fireplace with timber mantle over, coving, t.v. and telephone points, two radiators and wall mounted heating thermostat control.

Two windows overlooking the gardens and French doors with Juliette balcony overlooking the same.

Door to:-

**Kitchen:**

**11'3" x 8'9"**

Laminate flooring, spotlights and coving. Window overlooking the gardens.

Ventaxia extractor and Dimplex fan heater.



Matching range of solid base and eye level units and drawers with worktops over, tiled splashbacks and one and a half bowl stainless steel sink and drainer inset. Integral Bosch appliances include; oven, fridge/freezer, dishwasher, washer/drier and hob with extractor hood over.

**Bedroom One:**

**11'2" x 10'10"**

Fitted with a range of matching wardrobes, bedside cabinet, shelving and dressing table unit.

Radiator, coving, window and door to:-

**En-suite:**

Half tiled walls and the shower area being fully tiled.

Low level w.c. and pedestal wash hand basin.

Coving, Ventaxia extractor fan, courtesy light and shaver point.

Two wall mounted vanity units.

**Bedroom Two:**

**10' x 9'11"**

Fitted with a range of office-style furniture including base and eye level cupboards and drawers, desk and single wardrobe.

Window, coving, radiator and t.v. and telephone points.

**Shower room:**

Formerly a bathroom, now with the bath removed and having been replaced with a range of white gloss fitted cupboards.

Half tiled walls and the shower area being fully tiled.

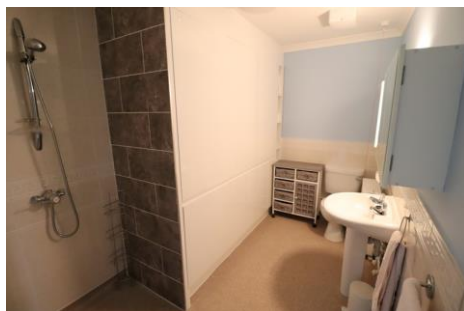
Low level w.c. and pedestal wash hand basin.

Two wall mounted vanity units, coving and Ventaxia extractor fan, courtesy light and shaver point.

**Additional Comments/Star features:**

External electric point for mobility scooter (currently powering awning).

Pretty rear, quiet access.



KEY FACTS SALES	35 Turnaware House, Roseland Parc, Fore Street, Tregony, Truro, Cornwall, TR2 5NH		Created 9/10/2020
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Roseland Parc (Landlord) and Roseland Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Ground Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
<b>Cost of moving into property</b>	Asking Price	£275,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Roseland Ltd (If GP report required buyers would meet cost)	
<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Apr 2020 to Mar 2021	Service charge: £5,581 pa single occupancy, additional £300 for double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £59,736.88 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £10 per annum - fixed for the duration of the lease	Lease, FAQ's
<b>Care Costs</b>	Provided by an external provider	Price on application	
<b>Insurance arrangements</b>	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Electric, water, phone, IT.	Buyer introduction pack
	Council tax	Band C - £1,690.69 pa	Cornwall Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
<b>Charges when leaving or selling the property</b>	Assignment fee	5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when re-sold	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using Roseland Ltd property re-sale service	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	
<b>Restriction on selling the property</b>		Purchasers must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease