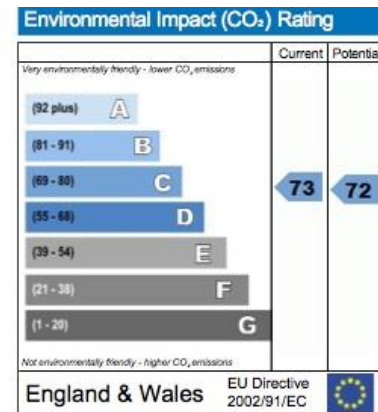
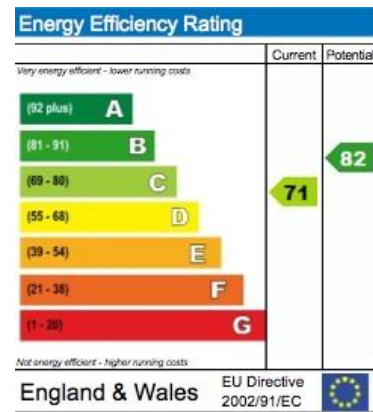


Total area: approx. 49.9 sq. metres (537.4 sq. feet)

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.



## 10 Nare House, Roseland Parc, Fore Street, Tregony, Truro, Cornwall TR2 5NH



# £185,950 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 two bedroom first floor 'fully serviced' apartment, with lift access and a superb outlook over the boules court of Roseland Parc and distant countryside views. Comprising;

- Entrance Hall
- Sitting / Dining Room
- Kitchenette
- Bedroom one
- Bedroom Two/Study
- Shower Room
- Balcony overlooking beautiful Italian garden
- Inclusive Package Includes; Meals, Domestic Cleaning, Laundry & Daily Care Visit
- Excellent Communal Facilities including Restaurant and heated Swimming Pool and stunning grounds



# 10 Nare House, Roseland Parc, Fore Street, Tregony, Truro, Cornwall TR2 5NH



**Tenure: Leasehold**

### Entrance Hall:

A large fitted coir mat, radiator, coved ceiling, airing cupboard and doors onto;

### Sitting Room: 4.07m x 3.06m (15'5 x 11'8)

A bright well-appointed room with a focal point fire place, rear aspect French doors leading onto a decked balcony with views over the boules court and distant countryside. TV/FM telephone and power points, archway onto;

### Kitchenette: 1.08m x 2.0m (5'11 x 6'8)

Front aspect double glazed window, range of modern base level units in a cream finish with complementary worktops and inset single bowl/drainers stainless steel sink, integrated under counter fridge, laminate flooring, recessed spotlights to ceiling, extractor and wall mounted electric heater. Vendor has installed 3 x slim-line shelves to maximise storage space.

### Bedroom One: 3.02m x 3.03m (10'6 x 10'11)

A rear aspect double glazed window with a delightful view over the boules court and glimpses of the rolling countryside, coved ceiling, radiator, telephone and power points.

### Bedroom Two: 1.08m x 2.07m (5'11 x 9')

Front aspect double glazed window, coved ceiling, radiator, TV/FM telephone & power points.

### Level access Shower Room:

Generous size fully tiled bathroom with pedestal wash hand basin, low level WC, wall mounted riser shower with fitted seat and curtain surround, wall mounted mirror and cabinet, extractor fan, shaver point & emergency pull cord.

Fully Serviced Property Package includes the following;

- Breakfast food provisions (Self preparation)
- Three course lunch in Restaurant or home delivery service
- Supper delivered to property, unless evening event attended.
- Cleaning programme agreed over 7 days.
- 5 Minute Pop in from a Carer.
- Laundry service each week, personal and bedding.



KEY FACTS SALES	10 Nare 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 First 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	£185,950	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 for single occupancy additional £300 pa for double occupancy.	FAQ's
	<b>Fully Serviced Charge</b>	£16,240 per annum for single occupancy £21,653 per annum for double occupancy	<b>The Fully service charge can be optional with a variation to the lease. Please ask for details</b>
	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 the property is 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	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