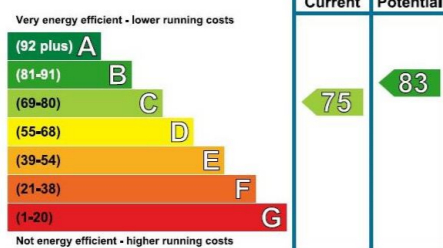


Total area: approx. 48.0 sq. metres (516.3 sq. feet)

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.

#### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## 47 Greb House, Roseland Parc, Fore Street, Tregony, Truro, Cornwall TR2 5NH



**£175,000**  
**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.

An 'independent living' ground floor one bedroom apartment, set in beautiful tranquil surroundings, comprising;

- **Sitting / Dining Room with Balcony**
- **Well Equipped Fully Fitted Kitchen**
- **Bedroom**
- **Wetroom**
- **Excellent Communal Facilities**
- **Delightful Grounds and Indoor Heated Swimming Pool / Spa & Gym**



## 47 Greeb House, Roseland Parc, Fore Street, Tregony, Truro, Cornwall TR2 5NH



**Private front door into;**

### **Entrance Hall:**

Fuse box, smoke detector, wall-mounted radiator and call monitor system providing 24-hour emergency support. Cupboard housing hot water tank and shelving for storage

### **Kitchen: 6'8 x 9'8 (1.82m x 2.74m)**

A delightful well equipped fitted kitchen with; window to front aspect overlooking trees and green. Modern oak eye and base level units with complementary granite effect roll edge worktops, dark grey tiled splash-backs, 1 1/2 bowl stainless steel sink unit with mixer taps. Integrated appliances include; full size dishwasher, integrated waist height electric fan oven, 4 ring ceramic hob, stainless steel cooker hood, and integrated fridge/freezer. Radiator, laminate flooring & recess spotlights to ceiling. Double doors open onto:



### **Sitting/Dining Room: 12 x 13'10 (3.65m x 3.96m)**

A well-appointed room with focal fireplace with pine effect surround, marble and coal effect electric fire, waist height TV/FM, telephone and power points, two radiators, double glazed French doors onto a decked balcony with railings overlooking the well maintained grounds.



### **Bedroom: 10'8 x 11'6 (3.04m x 3.35m)**

Rear aspect window overlooking the gardens, coving to ceiling, single built in wardrobe with shelving and hanging rail, radiator and TV/FM socket points.



### **Wet Room:**

Side aspect window, low level WC, pedestal wash hand basin, shower arrangement with curtain, wall mounted mirror with light and shaver point above, non-slip flooring.



### **Communal Gardens:**

Include the delightful and established palm garden, and enclosed garden area as well as the croquet lawn, all easily accessed via clear paths.

KEY FACTS SALES	47 Greeb 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)	1 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	£175,000	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 for single occupancy, additional £300 PA 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	Electricity, water, phone, IT	Buyer introduction pack
	Council tax	Band B - £1,479.36 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	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

