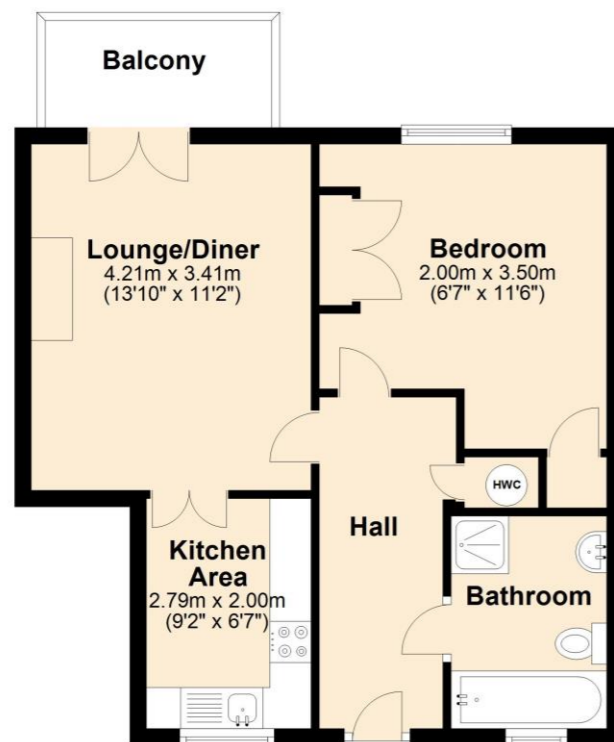


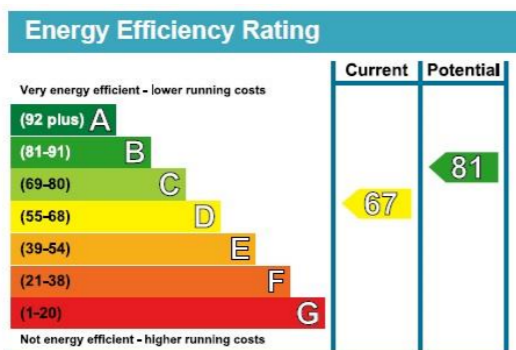
### Floor Plan

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 45.7 sq. metres (491.9 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.



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



**£160,000**  
**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.

#### One bedroom ground floor independent living apartment

- Covered Porch with Light
- Entrance Hall
- Sitting Room
- Fully Equipped Modern Kitchen
- Good Sized Bedroom
- Bathroom with Shower & Bath
- Views over Italian Garden
- Decked Balcony





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



### Tenure: Leasehold

Covered porch with scooter charging point, front door into;

### Entrance Hall

Large fitted coir mat, fuse box, wall mounted electric radiator, call monitor system for 24 hours emergency assistance, coving, heating thermostat control, telephone point and airing cupboard housing OSO hot water cylinder with space and plumbing for washing machine below. Doors to :-



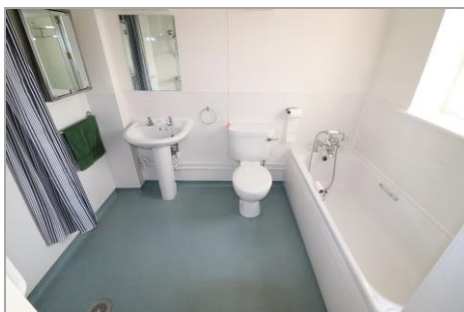
### Sitting/Dining Room

A well-appointed room with focal point fireplace with pine effect surround and coal effect electric fire, TV/FM/telephone & power points, coving, two electric radiators, double glazed French doors leading onto a decked and railed balcony that has a delightful outlook over the gardens. Double doors into:-



### Kitchen

Modern fitted kitchen comprising a matching range of eye and base level units with roll edge worktops, tiled splash-backs and one and a half bowl stainless steel sink unit with mixer taps. Integrated appliances include Bosch dishwasher, Bosch electric oven and matching hob with extractor hood over. Integral fridge/freezer. Laminate flooring, recessed spotlights to ceiling, front aspect window looking out onto trees and green, electric radiator and Vent Axia extractor fan.



### Bedroom

Window to rear overlooking the gardens, electric radiator, coving, TV and telephone points. Double fitted wardrobe, further single fitted wardrobe and shelving.



### Bathroom

Low level WC, pedestal wash hand basin, level access shower with curtain surround and panel bath with shower attachment. Tiled walls to half height, non-slip flooring, courtesy light with shaver point, coving, obscured window to front and Vent Axia extractor fan.

KEY FACTS SALES	40 Greeb House, Roseland Parc, Fore Street, Tregony, Truro, Cornwall, TR2 5NH		Created 9/10/2020
Property Details	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	
Cost of moving into property	Asking Price	£160,000	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)	
Ongoing charges while living in the Retirement Community	Service charge from Apr 2020 to Mar 2021	Service Charge: £5,581.00 PA for single occupancy, Additional £300 PA for double	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
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	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	
Ongoing fees residents will have to pay in addition	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	
Charges when leaving or selling the property	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
Restriction on selling the property		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