



**3 St Anthony House**  
Approx. 50 sq. metres (537.6 sq. feet)

(Awaiting EPC)

## 3 St. Anthony House, Roseland Parc, Truro, Cornwall TR2 5NH



**£220,000**  
**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.

**Charming first floor two bedroom recently fully refurbished apartment with balcony overlooking the stunning Palm Garden.**

- **Sitting / Dining Room**
- **Well Equipped Brand New Kitchen**
- **Bedroom with Quality Fitted Furniture**
- **Bedroom Two / Study**
- **Large New Bathroom**
- **Fully Refurbished**
- **Well Maintained Communal Grounds**



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## Entrance Hall:

Electric panel radiator, telephone entry system, airing cupboard housing hot water tank, emergency call system for 24 hour peace of mind, coved ceiling, doors onto;

## Sitting /Dining Room: 17'4 (5.27m) x 11'8 (3.57m)

A delightful room with glazed double doors leading out onto a decked balcony overlooking the palm gardens and glimpses of the countryside beyond. Focal point wooden fire surround with electric fire, Two electric radiators, TV/FM, telephone & power points, coved ceiling.



## Kitchen: 6'1 (1.85m) x 6'1 (1.85m)

Comprising; a range of units in a cream finish with complementary roll edge work surfaces incorporating a brand new oven, hob, single sink drainer unit, integrated fridge, recessed ceiling down lighters, extractor fan, coved ceiling & front aspect window.



## Bedroom One: 10'10 (3.30m) x 10'9 (3.28m)

Rear aspect window with lovely views of the Palm Garden, electric radiator, telephone point and TV/FM points, coved ceiling.

## Bedroom Two: 5'11 (1.81m) x 9'1 (2.76m)

TV/FM, telephone 7 power points, front aspect window & coved ceiling.



## Bathroom:

Comprising; fully refurbished walk in wet room shower, low level WC, pedestal wash hand basin, extractor fan, mirror with light and shaver point, non slip flooring.



**Excellent condition with balcony and close to village facilities.**

KEY FACTS SALES		3 St Anthony House, Roseland Parc, Truro, Cornwall, TR2 5NH	Created 23/5/2022
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)	2 Bedroom Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease from date of completion	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	£220,000	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 2022 to Mar 2023	Service Charge: £6,185.00 for single occupancy, additional £600 for double occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £62,157.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Peppercorn ground rent	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, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band C - £1,990.28 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	2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when the property is re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% plus vat when Roseland Ltd undertake sales and marketing or sellers choice of agent	
	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