



32 Turnaware House, Roseland Parc, Truro, Cornwall TR2 5NH



APPROX. GROSS INTERNAL FLOOR AREA 604 SQ FT / 56 SQM		Fore Street	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	23/05/22

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

£170,000
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 one bedroom first 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;

- Fitted Kitchen
- Sitting Room
- Balcony
- Bedroom
- Wet/Shower Room
- Excellent Communal Facilities
- Well Maintained Communal Gardens



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Mobility scooter charging point, courtesy light, double glazed entrance door.

Entrance Lobby:

Fire alarm, carpeted stairs to first floor. Fuse box. Private front door into;

Landing:

Radiator, loft hatch, telephone point, 24 hour emergency call system, security entry phone, cloaks cupboard, airing cupboard, doors to; wet room, lounge/dining room and bedroom.



Sitting / Dining Room:

French double glazed doors to balcony. Delightful views over the palm gardens. Further double glazed window. Fireplace with electric fire inset, radiator, central heating control, satellite and television point, telephone and Wi-Fi connection.

Balcony:

With wooden decking, iron balustrade, space for table & chairs countryside views.



Kitchen:

Superb fitted U-shaped worktop surface with beech effect wall and floor cupboards. Bosch appliances include concealed fridge and washer / dryer, stainless steel oven and extractor hood over a 4 ring hob inset to the worktop. Complementary tiling, double glazed window, wood effect vinyl flooring and extractor fan.



Bedroom:

Countryside views from a double glazed window. Large 4'9 x 2'10 built in wardrobe, carpet, television and telephone points and radiator.

Wet / Shower Room:

Wet / shower area with curtain and thermostatically controlled shower. WC, wash hand basin, vinyl floor (under floor heated), large storage cupboard, double glazed window, heated towel rail, extractor fan, tiled walls, alarm system pull cord.



Communal Gardens:

Beautifully maintained grounds including palm garden, bowling green, boules court, croquet lawn with pavilion, easily accessed via clear paths. There is a resident's seating area and patio where refreshments can be served.

Tenure: Leasehold

KEY FACTS SALES		32 Turnaware House, Roseland Parc, Truro, Cornwall, TR2 5NH	Created 13/6/2022
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)	1 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 1 st Jan 2006	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	£170,000	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	
	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	£6,185.00 pa for single occupancy, additional £600 pa 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	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	
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, water, phone, IT	
	Council tax	Band B - £1,741.50 pa	
	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 sale price when the property is re-sold.	
	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	
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	