



- STUNNING ROOF TERRACE WITH WATER VIEWS
- GUEST SUITE AVAILABLE
- BEAUTIFULLY PRESENTED
- LUXURY RETIREMENT APARTMENT

Trelawny House, Bar Road, Falmouth, TR11 4FJ

A rare chance to own an incredibly deceptive and beautifully presented retirement apartment designed exclusively for the over 55's within this stunning development constructed in late 2016 by award – winning retirement home specialists McCarthy and Stone.

Asking Price Of £279,000

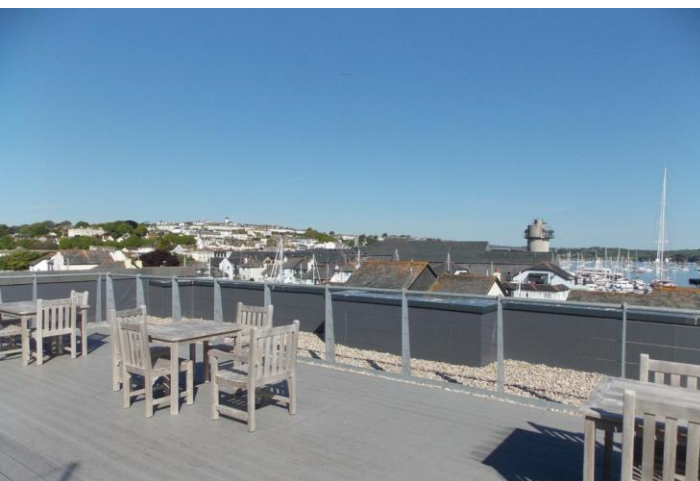


Property Description

DESCRIPTION

This apartment really is fantastic and finished to a superb quality within, having numerous upgrades from new. Quality fitted bathroom, kitchen with integrated appliances, Oak veneered doors, under floor heating, door security entry system. Incredibly deceptive, well planned and very sociable, this really is independent living with every home comfort catered for.

All owners benefit from a lift to all floors, there is also an excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies. The property enjoys excellent communal facilities including a fantastic homeowner's lounge, beautiful landscaped gardens and possibly best of all, a stunning rooftop terrace with views of the town, Retirement living designed exclusively for the over 55 within this stunning development constructed in late 2016 by award – winning retirement home specialists McCarthy and Stone. Retirement living is all about creating a safe and secure environment in which you can be as independent as you like, either socialising in the homeowners lounge or enjoying peace and quiet in your own apartment. Having to maintain a large property can be at times both a burden and a worry, especially if you're on your own. That's why it's reassuring to see the friendly face of the House Manager and know that they will take care of all the day to day running of the development.



ENTRANCE HALL

'L' shaped room with upgraded flooring, doors to living room, bedroom, shower room, solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water, and the 'Vent Axia' heat exchange unit providing an economic heat recovery system, utilising the hot air generated within the property filtering and recirculating this back into the principle rooms.

LIVING ROOM

19' 9" x 12' 4" (6.02m x 3.76m) Light and spacious room with attractive feature fireplace with electric fire, upgraded flooring with underfloor heating, wall mounted thermostat/control for the zone underfloor heating. Television and Sky sockets, telephone point, Oak veneered door with glazed panels opens into the kitchen, double glazed door and matching side screen to front aspect leading onto the private balcony,

BALCONY

A superb South/South East facing covered balcony with ample space for table and chairs, with glass-fronted balustrade.

KITCHEN

13' 0" x 6' 6" (3.98m x 1.99m) An excellent range of white high-gloss fronted fitted wall and base units with contrasting laminate worktops, matching splash back upstands and incorporating a stainless steel inset sink unit. Integrated appliances include; a Bosch four-ringed ceramic hob with glass splash back and stainless steel chimney extractor hood over, high level oven and concealed fridge and freezer. Double glazed window to front aspect.

BEDROOM ONE

17' 5" x 11' 3" (5.32m x 3.45m) A lovely generous, bright well-proportioned double bedroom with double-glazed picture window, deep walk-in wardrobe (2.39 x 1.24) with auto-light, hanging rails and shelving, upgraded flooring.

SHOWER ROOM

7' 2" x 6' 11" (2.19m x 2.13m) Modern white suite comprising WC with concealed cistern, vanity wash-hand basin with cupboard unit below and worktop over with wall mounted vanity mirror and integrated light, walk-in level access shower with a raindrop shower head and a separate shower on an adjustable slide, electric heated towel rail/radiator, emergency pull cord and ceiling spot light.

NOTE

Internal doors are quality Oak veneered. There are communal landscaped gardens with ample seating, a fantastic roof terrace with views and patio tables and chairs. Communal lounge, laundry room and guest suite. Private car parking is available with a yearly permit at a charge of £250 per annum for which there may be a waiting list.

LEASE

Lease 999 Years from 2016

Ground Rent £414 p.a.

Service charge £2052 p.a

SERVICE CHARGE

Cleaning of communal windows

Water rates for communal areas and apartments

Electricity, heating, lighting and power to communal areas

24 hour emergency call system

Upkeep of gardens and grounds

Repairs and maintenance to the interior and exterior communal areas

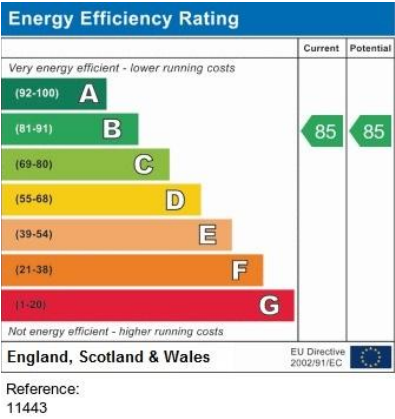
Contingency fund including internal and external redecoration of communal areas

Buildings insurance

Laundry

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

FLOOR PLAN TO BE INSERTED HERE



TO ARRANGE A VIEWING PLEASE CONTACT

Falmouth Office

01326 311666

falmouth@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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