



46 Greeb House,
Roseland Parc, Tregony

46 Greeb House, Roseland Parc, Tregony, Truro, TR2 5NH

Guide Price - £245,000 Leasehold

- First Floor Apartment with Stairlift
- Private, East Facing Balcony
- Full Kitchen with Appliances
- Communal Gardens & Parking
- 24 Hour Emergency Call System
- Residents Bar & Restaurant
- Swimming Pool & Gym

A beautifully presented retirement apartment situated on the first floor and enjoying a wonderful, private, east facing balcony enjoying views over the gardens and to the wooded valley beyond. Set in Roseland Parc, the Roseland's retirement village for the over 55s.



Roseland Parc

Roseland Parc is the Roseland's retirement village for the over 55s. The communal grounds extend to approximately 7 acres and comprise various landscaped gardens, sitting areas and even a bowling green with pavilion. Parking is available on site for residents and visitors alike, and there is even a Guest Suite available within the village for visitors to stay if they so wish (subject to availability). The village offers a whole range of facilities for residents to enjoy including restaurant and bar, tuck shop, lounge, library, hair and beauty salon, gymnasium, swimming pool with hot tub. There is a varied social calendar with events at the village as well as excursions with transport arranged by the village. Pets are permitted by negotiation. Each apartment is fitted with a 24 hour emergency call system for peace of mind.

Roseland Parc is situated in the heart of the historic village of Tregony which offers a good range of amenities including general store with post office, public house, café, primary and secondary schooling as well as having good public transport links to Truro, Portscatho and St Mawes.



The Property

46 Greeb House is a wonderfully light and beautifully presented apartment set on the first floor and enjoying views over the gardens. The apartment benefits from an east facing balcony, one of the few at Roseland Parc which does not directly adjoin another balcony and so it affords a great deal of privacy whilst providing a lovely space for al fresco dining and for sitting out. From the balcony are views over the gardens and extending to the rolling countryside beyond.

In all the accommodation briefly comprises; ground floor entrance hall with space for coat hanging and stairlift (approx. 12 months old) up to the first floor which offers; hall with airing cupboard and further store, sitting/dining room with French doors opening onto the balcony and with living flame effect electric fire, full kitchen with integral appliances, shower room and a double bedroom with deep fitted wardrobes.



Tenure

Leasehold – 125 year lease from date of build. Ground rent £10 per annum, service charge approximately £8,361 annually (£697 payable monthly) for single occupancy or £9,127 annually (£761 payable monthly). Please note a 12.5% “assignment fee” of the re-sale price is payable to Retirement Villages on sale, please speak to Retirement Villages direct for queries relating to their fees.

EPC D Council Tax Band B

Services

Mains electricity, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

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Approximate Area = 633 sq ft / 58.8 sq m

For identification only - Not to scale



Viewing

Strictly by appointment with the sole selling agent
Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Tregony square continue up through the village passing the shop and café and proceed for approximately 150m before the entrance to Roseland Parc can be found on the right hand side.

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