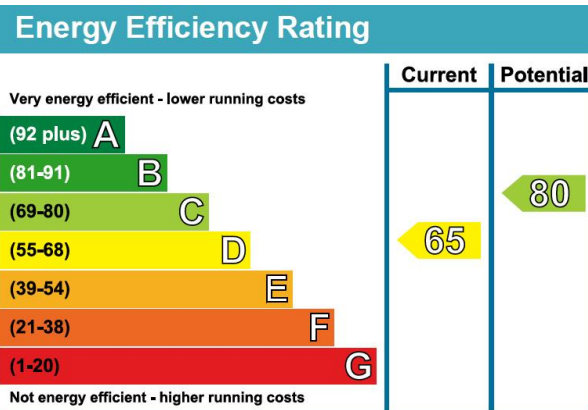


41 Greeb House

Approx. 53 sq. metres (569.9 sq. feet)



41 Greeb House, Roseland Parc, Tregony, Cornwall TR2 5NH



£190,000
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 one bedroom independent living apartment with delightful outlook, comprising;

- Covered Porch with Electric Charging Point
- Fitted Stair Lift.
- Sitting Room with Balcony
- Kitchen
- Bedroom
- Level Access Shower Room
- Pleasant Views Front & Back
- Excellent Communal Facilities including Restaurant & Pool



41 Greeb House, Roseland Parc, Tregony, Cornwall TR2 5NH



Outside is a covered porch with scooter charging point & outside light. Front door leads into;

Entrance Hall:

Reception hallway housing; fuse box, stairs up to first floor with hand rail and fitted stair lift.

The first floor landing has an entry phone, wall-mounted electric radiator and call monitor system to 24 hour assistance, airing cupboard housing hot water tank and shelving, storage cupboard doors into;



Living/Dining Room: 2.90m x 4.62m (9'6 x 15'2)

Double glazed French doors lead onto a railed and decked balcony with a delightful outlook over the boules court and glimpses of the far reaching countryside, further rear aspect window, TV/FM, telephone & power points, electric radiator, 2 x ceiling roses, glazed panel into hallway. Double doors into;



Kitchen: 2.26m x 2.90m (7'5 x 9'6)

A fully equipped modern kitchen comprising; a range of eye and base level units & drawers in a light oak wood finish, complementary worktops, one and a half bowl stainless steel sink unit with mixer taps & tiled splash-backs. Integrated appliances include; slim-line dishwasher, integrated waist height electric fan oven, 4 ring ceramic hob, stainless steel cooker hood, integrated fridge/freezer, laminate flooring, recessed spotlights to ceiling, extractor fan & wall mounted electric heater, Rear aspect window with delightful outlook.



Bedroom: 3.7m x 3.1m (12'2" X 10'3") (Inc. built-in wardrobe)

Front aspect window with pleasant outlook onto grass and trees, coving to ceiling, generous sized walk-in closet area, electric radiator, TV/FM, telephone & power points.



Level Access Shower Room: 1.83m x 2.11m (6' x 6'11)

Frosted front aspect window, low level WC, pedestal wash hand basin, riser shower arrangement with curtain surround, wall mounted mirror with light and shaver point above, non-slip flooring & grab rails, part tiled & part painted walls & large built-in storage cupboard.

KEY FACTS - Roseland Parc			
Property Details	Name of Retirement Community Operator	A subsidiary of the Retirement Villages Group Ltd	
	Name of Village	Roseland Parc	Website
	Property Type	First Floor Apartment	Brochure, price list
	Address of property	41 Greeb House, Roseland Parc Tregony, Cornwall TR2 5NH	
	Status of unit	Pre-owned property	
	Occupancy	one or two persons	
	Tenure	Leasehold - 125 year lease from 1st Jan 2006	Lease
	Subletting	Not permitted under terms of lease	
	Nomination arrangements	None	
	Care provider	RV Care Cornwall or tenants choice	
Cost of moving into property	Asking Price	£190,000	Price list, website
	Rent	N/A	
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking	Car parking is available on a 'first come, first served' basis. No garages available at this site.	FAQs, price list
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Lease engrossment fee	Fee payable to the Groups Solicitors £120 inc VAT for all new leases granted	
	Healthcare assessment	No charge by RV (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Apr 2016 to Mar 2017	Currently £4,524.00 pa for single occupancy and £4,836.00 for double occupancy (reviewed annually)	FAQ's
	Fully Serviced Charge	Not applicable	
	Maintenance reserve fund (sinking fund)	Included in the service charge	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £10 per annum	Lease, FAQ's
Care Costs	Core care charges	Price on application based on individual needs	
	Additional care charge	Price on application based on individual assessment	
	Nursing and dementia care charges	Price on application based on individual assessment	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	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 B - £1,187.01 for the current year	Local Borough
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
Charges when leaving or selling the property	Satellite/Cable TV	Free Choice	
	Assignment fee	2.5% (1st year), 5% (2nd year), 10% after year 2 of the sales price when re-sold or on purchase.	Lease, FAQ's, price list
	Administration fee	Paid by Retirement Villages Ltd if applicable	
	Estate Agent's commission	Inclusive if using RV Services Group Limited property re-sale service.	
	Legal fees	Your legal costs for acting on the sale	
	Removal expenses	Your removal costs	
Restriction on selling the property	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
		Purchasers must be at least 55 years or older as specified in the lease and satisfactorily undergo an acceptance interview with the Village Manager	Lease