

11 Roseland Court, Roseland Parc, Truro, Cornwall TR2 5NH

(Awaiting EPC & Floor Plan)



**£200,000
Leasehold***

* Other charges apply, please ask for details.

**Viewing strictly by
appointment only**

Telephone Retirement Villages on
01372 383950

All visitors must report to reception.
Thank you.

Delightful two bedroom apartment conveniently situated to easily access all the village facilities.

- **Sitting Room with palm garden view**
- **Large Kitchen/diner**
- **Two Bedrooms**
- **Large Wet room**
- **Excellent Facilities Inc. Restaurant & Swimming pool**
- **Beautifully Maintained Communal Gardens**



11 Roseland Court, Roseland Parc, Truro, Cornwall TR2 5NH



Communal entrance accessed by automatic doors into a welcoming reception area with terraced lounge, restaurant, and convenience kiosk. Roseland Court apartments are on this level and benefit from a mobility scooter charging point outside the, private front door.

Entrance Hall:

Spacious reception hall with; airing cupboard housing hot water tanks, electric radiator, two double sockets, 24 hour emergency call system, coving to ceiling. Door onto;

Sitting Room:

A delightful room with rear aspect double glazed window overlooking the established and well stocked palm garden. Electric radiator, TV/FM/Satellite & telephone point, 3 x double sockets, coved ceiling. Door into;

Kitchen:

A larger than average kitchen which has scope to be fitted into a fully equipped kitchen comprising; modern oak coloured shaker style units with complementary roll edge work tops and inset single drainer sink unit with tiled splash-back. 2 x rear aspect windows overlooking the terrace and palm garden. Integrated under counter fridge, extractor fan, wall heater, 3 x double sockets, recessed down lighters and coved ceiling.

Bedroom One:

Double glazed window with views over the palm garden, electric radiator, TV/FM & telephone point, double sockets and coved ceiling.

Wet Room:

Shower area with wall mounted thermostatically controlled shower, pedestal wash hand basin, low level WC, extractor fan, shaver point, mirror & emergency pull cord.

Communal Gardens

Including the delightful palm gardens, bowling green, boules court and croquet lawn, all accessed via clear paths.

Fully Serviced Property Package includes the following:

- Breakfast food provisions (Self preparation)
- Three course lunch in Restaurant or home delivery service
- Supper delivered to property, unless evening event attended
- Cleaning programme agreed over 7 days
- 5 Minute Pop in from a Carer
- Laundry service each week, personal and bedding

[OPTION TO REMOVE THE FULLY SERVICED PACKAGE]



KEY FACTS - 11 Roseland Court, Roseland Parc, Truro, Cornwall, TR2 5NH			
Property Details	Retirement Community Operator	Retirement Villages Group Ltd	
	Description of unit	2 bed ground floor apartment (Fully serviced)	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease from 1st Jan 2006	Lease
	Subletting	Not permitted under terms of lease	Lease
Cost of moving into property	Asking Price	£200,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Communal	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	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 April 2018- March 2019	£4,656.00 PA for single occupancy, additional £300 PA for double occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge £44,579.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	£10 per annum	Lease, FAQ's
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, water, phone, IT	Buyer introduction pack
	Council tax	Band C - £1,555.12 for the current year	Local Borough
	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 sales price when re-sold or 12.5% if pre-paid on purchase.	Lease, FAQ's, price list
	Administration fee	Paid by Retirement Villages Ltd if applicable	
	Estate Agent's commission	Landlord cost under terms of the lease if using RV Services Ltd. (If seller instructs other estate agents, their fees will apply)	
	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	
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 subject to an acceptance interview with the Village Manager	Lease