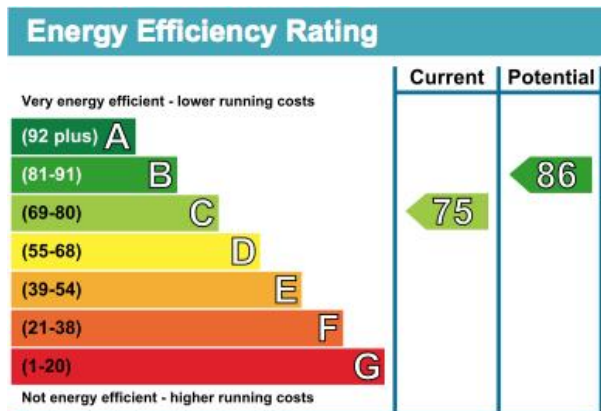


8 Roseland Court
Approx. 46 sq. metres (495.1 sq. feet)



8 Roseland Court, Roseland Parc, Tregony, Cornwall TR2 5PD



**£180,000
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 'Fully Serviced' apartment set within the same building as many of the Village Facilities. Comprising;

- Sitting/Dining Room
- Kitchenette
- Bedroom
- Wet Room
- Views of the Palm Garden
- Excellent Communal Facilities
- Fully Serviced Package includes;
-Meals, Laundry, Cleaning and Care



8 Roseland Court, Roseland Parc, Tregony, Cornwall TR2 5PD



Communal entrance accessed by automatic doors into reception area, corridor to Roseland Court apartments. Outside mobility scooter charging point, private front door to;

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 to;

Sitting/Dining Room: 3.98m x 3.32m (13'1 x 10'11)

Rear aspect double glazed window overlooking the palm garden, electric radiator, TV/FM/Satellite & telephone point, 3 x double sockets, coved ceiling. Doors to;

Kitchenette: 2.03m x 1.88m (6'8 x 6'2)

Modern oak coloured shaker style units with complimentary roll edge work tops and inset single drainer sink unit, integrated fridge, extractor fan, wall heater, 3 x double sockets, recessed down lighters and coved ceiling.

Bedroom One: 4.95m x 3.30m (16'3 x 10'10)

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

Wet Room: 1.90m x 2.00m (6'3 x 6'7)

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 the 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.

Roseland Parc, located in the historic village of Tregony, is a combination of "Independent Living" and "Fully Serviced" properties as well as the Roseland Nursing Home.

Properties are set amongst seven acres of landscaped grounds with an array of on-site facilities including restaurant/bar, 30' indoor swimming pool, hot tub, gymnasium, hair & beauty salon, library, croquet lawn with pavilion, boules court, bowling green and site transport.

Tregony Village offers a public house, churches, post office, and a village store, as are bus stops for journeys to Truro, St. Mawes & St. Austell.



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	Ground Floor Apartment	Brochure, price list
	Address of property	8 Roseland Court, Roseland Parc Tregony, Cornwall TR2 5PD	
	Status of unit	Pre-owned property	
	Occupancy	one person	
	Tenure	Leasehold - 125 year lease from 1st Oct 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	£180,000	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 £4524 pa (reviewed annually)	FAQ's
	Fully Serviced Charge	£ 14,978 per annum for single occupancy £ 19,971 per annum for double occupancy	
	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 - £1,259.81 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), 12.5% 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	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property	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