



**13 Nare House**  
 Approx. 63 sq. metres (677.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

## 13 Nare House, Roseland Parc, Tregony, Cornwall TR2 5NH



**£192,500**  
**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 charming two bedroom corner aspect ground floor 'fully serviced' apartment for sole or dual occupancy, comprising;

- Wide Entrance Hallway
- Dual Aspect Bright Sitting Room With Juliet Balcony Sw Aspect,
- Kitchenette
- Spacious Master Bedroom
- Single Bedroom/Study
- Level Access Bathroom With Walk-In Shower
- Delightful Views
- Excellent Facilities And Maintained Communal Grounds



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**Communal access via automatic door system, the front of the property has an under cover scooter charging point. Private front door into;**

## Entrance Hall:

Spacious reception hall with large fitted coir mat, radiator, front aspect window, call monitor unit for 24 Hour emergency assistance, waist height power points, coved ceiling, airing cupboard housing hot water tank and electric consumer unit. Door into:

## Sitting / Dining Room: 4.06m x 3.93m (13'4 x 12'11)

A bright and airy dual aspect sitting room with glazed double doors opening onto a Juliet balcony overlooking the village bowls / putting green, additional front aspect window, 2 x radiators, coved ceiling, TV/FM telephone and power points, 2 x ceiling light fittings and double doors onto;

## Kitchenette: 2.03m x 1.87m (6'8 x 6'2)

A bright well-equipped kitchenette with a double glazed front aspect window offering a pleasant outlook with a range of base level units in an oak shaker style finish, complementary worktops, tiled splash-back and single stainless steel sink and drainer unit, integrated under counter fridge with freezer box, Vent-Axia extractor fan and wall mounted electric panel heater.

## Bedroom One: 4.59m x 3.47m (15'1 x 11'5)

A generous size with 3 double glazed windows creating a bright airy feel, coved ceiling, 2 x radiators, 2 x light fittings, TV/FM, telephone and power points.

## Bedroom Two: 2.18m x 2.844m (7'2 x 9'4)

Rear aspect double glazed window looking directly over the delightful bowls / putting green, coved ceiling, radiator, TV/FM, telephone and power points. A versatile room which can be utilised as either a second bedroom or study.

## Bathroom: 2.16m x 2.10m (7'1" x 6'9")

Shower with curtain rail and shower curtain installed, pedestal wash hand basin, low level WC, wall mounted mirror with shaver point and light, wall mounted extractor fan, wall mounted mirrored cabinet, part tiled part painted walls and coved ceiling. There is non-slip flooring and under floor heating installed.

**All curtains, blinds and light fittings are included in the sale.**

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

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.



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	13 Nare House Roseland Parc Tregony Cornwall TR2 5NH	
	Status of unit	Pre-owned property	
	Occupancy	one person	
	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	£192,500	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 (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 C - £1,439.78 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	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