



T: 01872 24 10 50
E: sales@husestateagents.co.uk
W: www.husestateagents.co.uk
A: Redruth House, Cornwall
Business Park West, Scorrier, TR16
5EZ

FOR SALE

£180,000

Penhaligon Court, Truro, Cornwall. TR1 1YB



A wonderful fourth floor two bedroom apartment, set within the leafy retirement development of Penhaligon Court. The property offers attractive communal gardens, social spaces and sits approximately half a mile from Truro city centre with bus stops nearby. NO ONWARD CHAIN.

General Description

Accessed via a lift to the fourth floor, the apartment front door opens into a hall with built in storage and airing cupboard. Doors lead to all the rooms: The light and airy living room sets a pleasant outlook with its bay window looking over the communal gardens and leads off into the kitchen/diner. The spacious master bedroom overlooking the rear garden has fitted wardrobes. The second bedroom has built in wardrobes and also looks out over the rear garden. The shower room fitted with a wash hand basin, toilet and large shower cubical all with support hand rails.

Residents have access to a communal lounge, laundry facilities and the attractive, well maintained communal gardens. There is resident parking and plentiful visitor parking. There are emergency pull cords in the kitchen, living room, bedroom and bathroom.

Situation

Penhaligon court is an attractive retirement development for those aged over 55. It is in a leafy setting half a mile from the city centre and has bus stops a short walk from the front entrance. The Cathedral city of Truro affords access to the County's leading range of retail, business, leisure, schooling and medical facilities together with a main line rail link between Penzance and London, the midlands, north of England and Scotland.

Heating and Glazing

Electric heaters. Fully double glazed.

Tenure

The property is Leasehold. We understand the lease term to be 999 years from 24 June 1988. There are service/maintenance charges payable of approx £2900 per annum to cover the building manager/emergency call, grounds/external maintenance, building insurance, window cleaning, maintenance and repairs to building, water and drainage of the apartments.

Further Information

Penhaligon court was built in the late 1980's with the apartments being designed specifically for retirement with a number of features to make day to day life as easy as possible. Each property has an emergency alarm system connected to a resident warden (there is a 24 hour emergency Careline response system for periods when the manager is off duty), and each apartment has an intercom system to allow communication with visitors at the front entrance.

Council Tax

Council Tax band C. Local Cornwall Council general line number 0300 1234 100 to clarify.

Services

Mains electricity, water and drainage.





Communal Gardens



Communal Lounge



Communal Conservatory



Communal Gardens



These sales particulars have been prepared, in conjunction with the vendor (s), as a general guide to give a broad description of the property. Although they are thought to be materially correct, their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for accuracy or the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

