

## 25 Trafalgar Court

East Terrace, Penzance, Cornwall, TR18 2TB



**PRICE: £190,000**

**Lease: 125 years from 2005**

### Property Description:

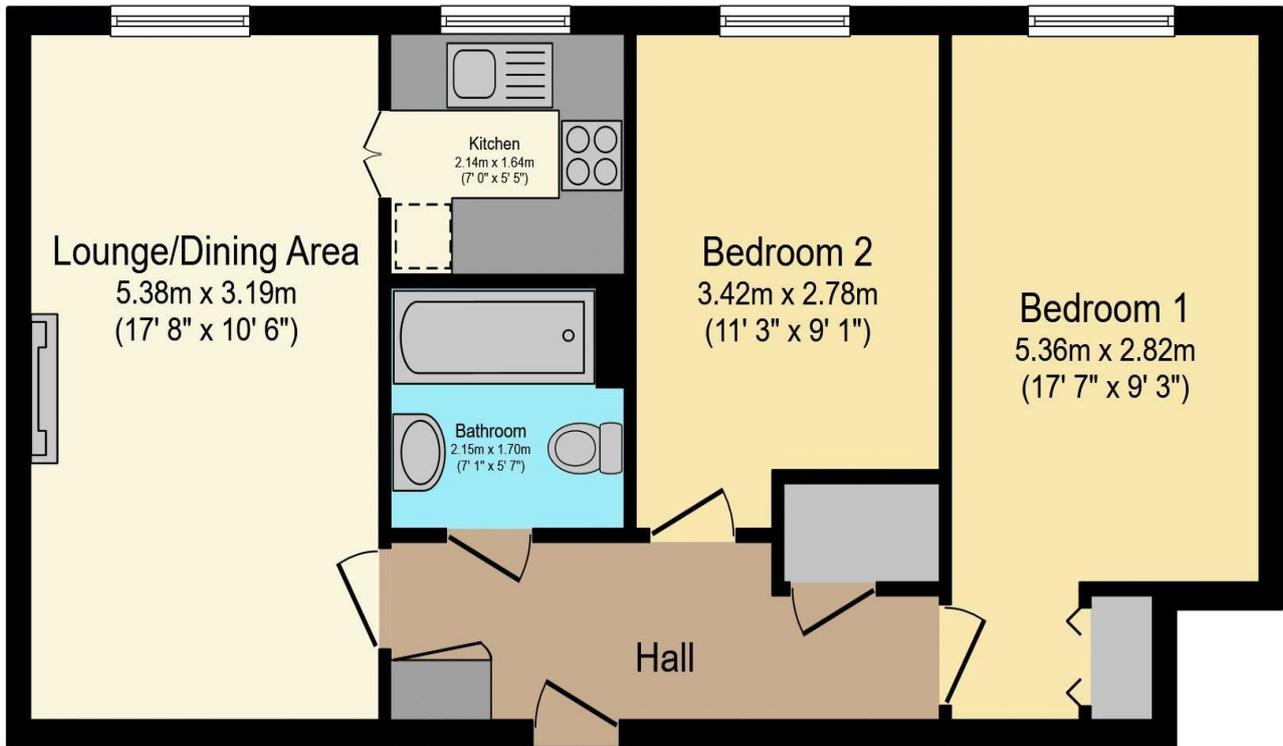
#### **A TWO DOUBLE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH A JULIETTE BALCONY**

Facing south, the apartment has natural light and is close to the train and bus stations and the main shopping street in Penzance. The accommodation consists of an entrance hall with two storage cupboards, two double bedrooms ( one with a double, mirrored fitted wardrobe ), a large living room, fitted kitchen and bathroom. It has been well maintained by one owner since it was built with fitted carpets throughout. All windows are double glazed and, with only one outside wall, it has an EPC at the top end of band C. Built by McCarthy & Stone, Trafalgar Court contains 38 apartments on 4 floors with a lift to each floor. Residents have the right to use the communal lounge, laundry room, garden, guest suite, a library and games room. There is a Development Manager during the working day and an emergency 24 hour Careline service though contact points in each room of the apartment and one for personal use. The service charge includes the costs of many services normally billed separately including water and sewage, buildings insurance, the gate entry system, the house manager and the Careline 24hour emergency support, the maintenance of the exterior of the building, it's grounds, gardens and window cleaning, the cost and use of all internal communal areas including its lighting & heating, laundry room equipment, lift maintenance and refuse disposal. The sale is not dependant on a chain, carpets are included and furniture is available to purchase if required. A condition in the lease is that all residents must be over the age of 60 years or, in the case of a couple, one over 60 and the other more than 55 years old. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

- Residents' Lounge
- Laundry Room
- Guest Suite
- Communal Gardens and Secured Communal Parking
- Minimum Age 60
- Lift to all floors
- Library/reading room
- Development Manager
- lease 125 years from 2005



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 59.4 m<sup>2</sup> (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**29.02.24**

**Annual Ground Rent:**

**£460.00**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£5147.46**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.