



McCarthy & Stone

RESALES

29 San Lorenzo Court, Hecla Drive, St. Ives, TR26 2PH  
Asking price £169,950 Leasehold

For further details  
please call 0345 556 4104

## 29 San Lorenzo Court, Hecla Drive, St. Ives, TR26 2PH

Well presented retirement apartment on the 2nd floor with spacious south-westerly facing balcony and dual-aspect double bedroom

### INTRODUCTION:

San Lorenzo Court was constructed by multi-award winning McCarthy and Stone in late 2013 providing independent retirement living specifically for the over 60's. The development consists of 37 one and two-bedroom apartments with all home owners enjoying the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. San Lorenzo Court benefits from superb communal facilities including a lovely Homeowners' lounge, laundry room, scooter room and landscaped gardens.

There is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies.

This is a friendly and socially active community and it's easy to make new friends and to lead a busy and fulfilled life at San Lorenzo Court; there are always plenty of regular activities varying from coffee mornings to organised coach trips. Whilst there is something for everyone, home owners 'dip in or out' of activities, as they wish.

The development is located within just a very short walk to a Tesco store with bus routes, bars and restaurants on the adjacent St Ives Road. The beautiful and popular coastal town of St Ives is just under 2 miles away.

This lovely apartment is located on the second floor and has easy access to the lift which serves all floors. There is a good-sized living room with French door to a spacious

balcony, an excellent fitted kitchen with a comprehensive range of integrated appliances, good-sized double bedroom with a walk-in wardrobe and shower room with level-access double shower.

San Lorenzo Court is positioned overlooking the mile-long Carbis Bay, and just one mile from the Town centre, a Tesco store is very conveniently located adjacent to the development. San Lorenzo Court is ideally placed for local transport links. The development is on a main bus route into St Ives and there is also a bus service running from the Town to Camborne, Lelant, Hayle and Truro.

### ENTRANCE HALL:

Entered via a solid entrance door with spy hole. The 24-hour emergency response system is wall mounted in the hall. A spacious walk-in storage cupboard with shelving and light houses the Gledhill boiler supplying hot water and also a Vent Axia unit. Illuminated light switches, smoke detector, security entry system with intercom. Feature glazed panelled door to Living Room.

### LIVING ROOM:

A double-glazed French door and side panel opens onto a spacious, south-westerly facing balcony with ample space for a table and chair to relax at and enjoy lazy sunny days. A contemporary feature fireplace with inset electric fire provides a lovely focal point to the room and offers light and/or additional heat. Two contemporary ceiling light fittings. Raised electric sockets for ease of use. A feature glazed panelled door leads to the kitchen.

### KITCHEN:

Quality kitchen with a range of 'maple effect' fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated

appliances comprise; a four-ringed halogen hob with stainless steel chimney extractor hood over, practical waist-level built-in oven and concealed fridge and freezer. Extensively tiled walls and tiled floor. Modern chrome ceiling spotlight system which can be angled to illuminate specific areas.

### DUAL ASPECT DOUBLE BEDROOM:

An excellent double bedroom with a dual aspect, courtesy of an additional window which brings extra light in to the room. A, spacious walk-in wardrobe with auto light, ample hanging space and shelving. Two contemporary ceiling light fittings. Raised electric sockets for ease of use.

### WETROOM:

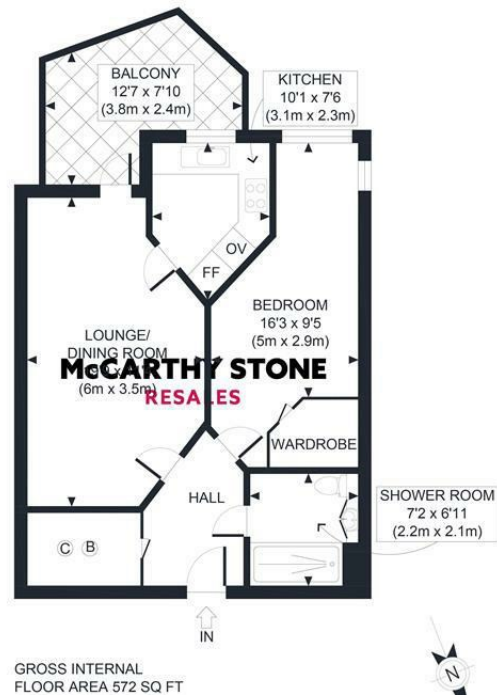
Modern white suite comprising; close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over, walk-in, level access shower with glazed screen and useful hand rail. Fully tiled walls and floor, electric heated towel rail, emergency pull cord, ceiling spot light.

### LEASEHOLD

Leasehold 125 Years from 2013  
Ground Rent £425







APPROX. GROSS INTERNAL FLOOR AREA 572 SQ FT / 53 SQM	San Lorenzo Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 08/09/21 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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