



McCarthy & Stone
RESALES

29 San Lorenzo Court Hecla Drive, St. Ives, TR26 2PH
Asking price £155,000 LEASEHOLD

For further details
please call 0345 556 4104

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

INTRODUCTION:

San Lorenzo Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 37 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a communal lounge with access to the terrace and pretty landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, please check with the House Manager for availability.

This lovely apartment is located at the front of the development on the first floor with an outlook over the entrance and toward the coast. There is a good-sized living room with French door to a Juliette 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 walk-in double shower. It's offered at a very competitive price to encourage an early sale.

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 Cambourne, Lelant, Hayle and Truro.

ENTRANCE HALL:

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. Door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. A glazed panelled door leads to the living room.

LIVING ROOM:

With a double-glazed French door and side panel opens onto a Juliette balcony providing ample 'fresh' air when required. There is outlook over the development entrance. Focal point fireplace with 'pebble effect' electric fire. A feature glazed panelled door leads to the kitchen.

KITCHEN:

With a triple-glazed window and outlook over the development entrance. Quality kitchen with a range of 'maple effect' fitted wall and base units with having contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level built-in oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

BEDROOM:

An excellent double bedroom with a double-glazed window enjoying a pleasant outlook, walk-in wardrobe with auto light, ample hanging space and shelving.

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. Fully tiled walls and floor, electric heated towel rail, emergency pull cord, ceiling spot light.

LEASEHOLD

Leasehold 125 Years from 2013
Ground Rent £425







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
 Registered in England and Wales No. 10716544

