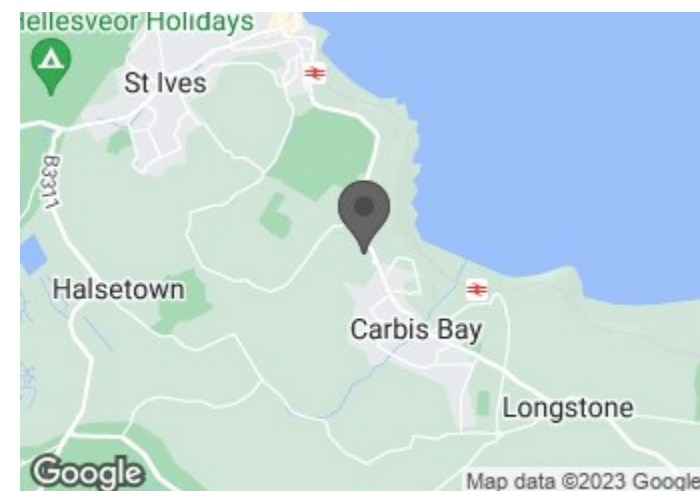


GROSS INTERNAL
FLOOR AREA 780 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 780 SQ FT / 72 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 19/01/22
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

4 SAN LORENZO COURT HECLA DRIVE, ST IVES, TR26 2PH



TWO BEDROOMED FORMER SHOW APARTMENT on the GROUND
FLOOR. TWO SHOWER/WCs

ASKING PRICE £229,950 LEASEHOLD

For further details, please call **0345 556 4104**
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SAN LORENZO COURT, ST IVES

INTRODUCTION:

This lovely former Show Apartment is on the ground floor looking out over the approach to the development. The beautifully maintained accommodation includes a spacious living room, quality kitchen with a range of integrated appliances, interestingly shaped main bedroom with en-suite facilities, second bedroom and a further shower room/wc for visitors.

San Lorenzo Court was constructed by award-winning McCarthy Stone in 2013 providing 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 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 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 so easy to make new friends and to lead a busy and fulfilled life at San Lorenzo Court. There are always plenty of regular activities and, whilst there is something for everyone, home owners 'dip in and out' 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 and the beautiful and popular coastal Town of St Ives is just under 2 miles away.



ENTRANCE HALL

Of a good size with a solid entrance door with spy hole, 24-hour emergency response pull cord/push button system, walk-in storage cupboard with shelving and light and housing the Gledhill boiler supplying hot water and Vent Axia heat exchange unit. Illuminated light switches, smoke detector, security entry system with intercom. Feature glazed panelled door to Living Room.

LIVING ROOM:

A well-proportioned living room with triple-glazed French door and matching side panel opening onto a very pleasant terrace. There is focal point fireplace with inset electric fire, TV and telephone points. Two ceiling lights, raised electric power sockets. A feature glazed panelled door leads to the kitchen.

KITCHEN:

Triple-glazed window. Excellent 'Maple-effect' fitted kitchen with contrasting laminated worktops incorporating a stainless steel sink unit. Comprehensive range of integrated appliances comprise; waist-level built-in oven for ease of use, ceramic halogen hob with a stainless steel chimney extractor hood over and concealed fridge and freezer. Extensively tiled walls and tiled floor.

BEDROOM ONE:

An excellent double bedroom with a triple-glazed window, walk-in wardrobe with hanging rails, shelving and light. TV and phone point. door to ensuite wetroom

EN SUITE WETROOM

Modern white sanitary ware comprising; W.C. vanity wash-hand basin with cupboard below and mirror, light and shaver point over, walk-in, level access shower with glazed screen. 24 hour emergency pull cord, heated towel rail, fully tiled walls and floor.



2 BED | £229,950

BEDROOM TWO:

Double-size with a triple-glazed window.

ADDITIONAL WETROOM/W.C.

Modern white suite comprising; W.C. pedestal wash-basin with mirror, light and shaver point over, walk-in, level-access shower with glazed screen 24 hour emergency pull cord, heated towel rail, fully tiled walls and floor.

GENERAL:

Car Parking (Permit Scheme) subject to availability. The fee is usually £250 per annum, but may vary by development. Please check with the House Manager on site for availability.

SERVICE CHARGE

- Cleaning of communal windows and external windows of all apartments
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and house Manager
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges, please contact your Property Consultant or House Manager.

Service Charge: £3,649.08 p.a. (per financial year ending 03/2023)

GROUND RENT

Lease 125 Years from 2013
Ground Rent £495

