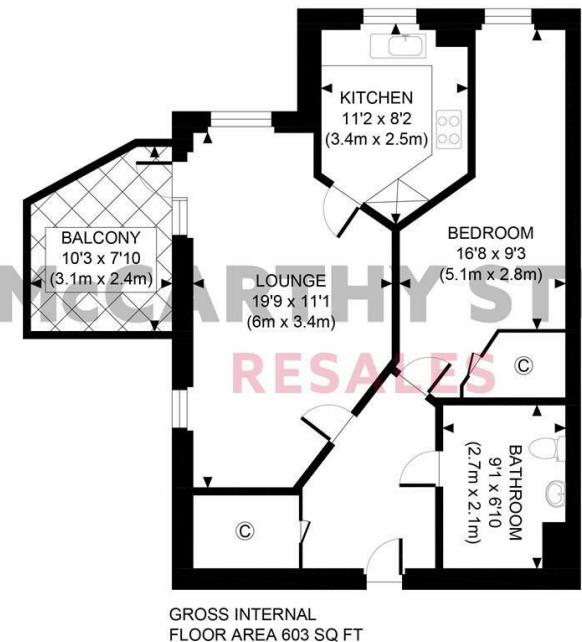


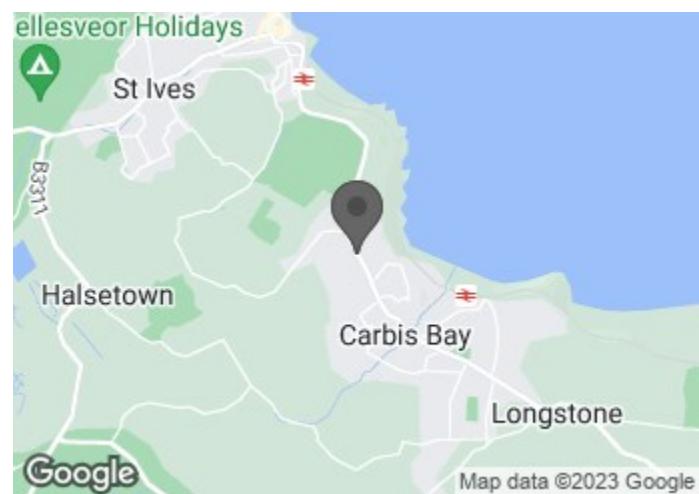
McCarthy Stone
RESALES



GROSS INTERNAL
FLOOR AREA 603 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQM	Lorenzo Court Carbis
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 03/02/23
	photoplans

COUNCIL TAX BAND:



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

McCarthy Stone RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

McCARTHY STONE
RESALES

28 SAN LORENZO COURT
HECLA DRIVE, ST. IVES, TR26 2PH



A superb one bedroom apartment with balcony offering sea views.
Exclusively available to the over 60's.



ASKING PRICE £185,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstoneresales.co.uk | mccarthyandstoneresales.co.uk

SAN LORENZO COURT, HECLA DRIVE, CARBIS BAY, ST. IVES

SAN LORENZO COURT

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.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a 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. Doors lead to the living room, bedroom and shower room.



LOUNGE

A well-proportioned double aspect lounge with 3 windows and balcony offering sea views. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate 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

Double bedroom with a walk-in wardrobe with hanging rails, shelving and light. Ceiling lights, TV and phone point.

SHOWER ROOM

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



1 BED | £185,000

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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: £2,432.64 per annum (per financial year ending 31/03/2023)

LEASEHOLD

Lease 125 Years from June 2013

Ground Rent £425 per annum

Ground Rent review date: June 2028

CAR PARKING - PERMIT SCHEME APPLIES

Car Parking (Permit Scheme) subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

