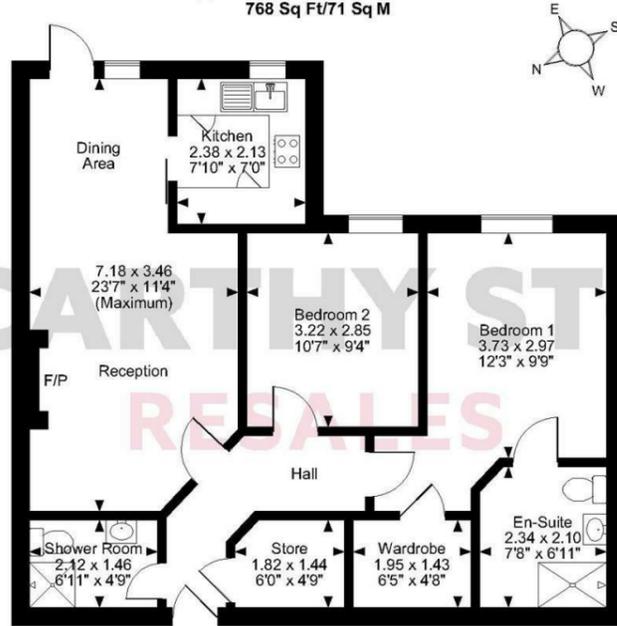


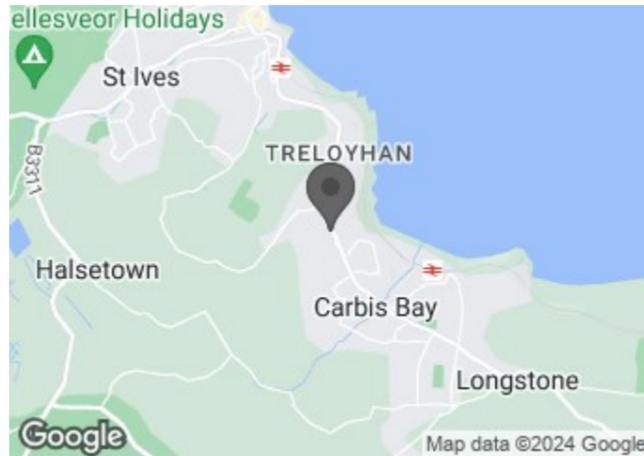
San Lorenzo Court, Hecla Drive Carbis Bay, St. Ives, Cornwall  
 Approximate Gross Internal Area  
 768 Sq Ft/71 Sq M



Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(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			

**McCARTHY STONE  
 RESALES**

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**McCARTHY STONE  
 RESALES**

**2 SAN LORENZO COURT  
 HECLA DRIVE, CARBIS BAY, ST. IVES, TR26 2PH**



Located on the lower ground floor, this lovely two bedroom retirement apartment has access out on to a patio area that offers a great deal of privacy, along with the benefit of being close to the lift and fantastic communal facilities this development offers.

**ASKING PRICE £260,000 LEASEHOLD**

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

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

## 2 BED | £260,000

### INTRODUCTION:

San Lorenzo Court was constructed by award-winning McCarthy 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, 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.

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 varying from coffee mornings to organised coach trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and 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. Of course, 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 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 and herringbone laminate flooring. Feature glazed panelled door to Living Room.

### LIVING ROOM:

A well-proportioned living room with French door and matching side panel opening onto a very pleasant patio area and within close access to a gate that provides ease of access to the Tesco Store, situated just across the road. Focal point fireplace with inset pebble-effect electric fire, TV and telephone points. Two ceiling lights, raised electric power sockets and herringbone laminate flooring. A Feature glazed panelled door leads to the kitchen.

### KITCHEN:

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, ceramic hob and stainless steel chimney extractor hood, concealed fridge and freezer. Extensively tiled walls and herringbone laminate flooring.

### MASTER BEDROOM

An excellent double bedroom with walk-in wardrobe with hanging rails, shelving and light. TV and phone point and herringbone laminate flooring.

### EN SUITE SHOWER ROOM:

Modern white suite comprising; level-access, walk-in shower with glazed screen, W.C, vanity 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.

### BEDROOM TWO

A further double bedroom, which could alternatively be used as an office/dining room. Herringbone laminate flooring.

### SHOWER ROOM

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

### SERVICE CHARGE

The service charge includes -

- Water rates for communal areas and apartments
- Cleaning of communal windows and exterior of apartment windows
- Electricity, heating, lighting and power to communal areas
- The Laundry Room
- 24-hour emergency call system
- Upkeep of gardens and grounds
- The cost of the excellent House Manager who oversees the smooth running of the development
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,394.28 per annum (for financial year ending 31/03/2025).

### GROUND RENT

Lease 125 Years from 2013  
Ground Rent £495 per annum  
Ground Rent review date: June 2028

### FURTHER INFORMATION

Car Parking (Permit Scheme) is subject to availability, the fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

