



**McCARTHY STONE**  
RESALES

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**22 SAN LORENZO**  
HECLA DRIVE, ST. IVES, TR26 2PH



A SPACIOUS and well presented, FIRST FLOOR, TWO DOUBLE BEDROOM retirement apartment, boasting a good sized SOUTHERLY FACING BALCONY off the Living Room. DUAL ASPECT Master Bedroom with ENSUITE WET ROOM - as well as further separate SHOWER ROOM.

**ASKING PRICE £224,950 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# SAN LORENZO COURT, HECLA DRIVE, CARBIS BAY, ST. IVES

## 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 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. Whilst there is something for everyone there is certainly no obligation to participate and home owners '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 and, 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, useful 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.

## LIVING ROOM:

A well-proportioned living room with triple-glazed French door and matching side panel opening onto a very pleasant and spacious balcony. There is focal point fireplace with inset electric fire, TV and telephone points. Two ceiling lights, raised electric power sockets. A feature, part glazed, 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, ceramic halogen hob with a stainless steel chimney extractor hood over and concealed fridge and freezer. Extensively tiled walls and tiled floor.

## BEDROOM ONE (DUAL ASPECT):

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

## EN SUITE WETROOM:

Triple-glazed window. 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.

## BEDROOM TWO:

Double-size with a triple-glazed window. Could alternatively be used as a second sitting room, dining room or office.



# 2 BED | £224,950

## SHOWER ROOM/WC:

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:

Parking permits are allocated subject to availability. The fee is usually £250 per annum, but may vary by development. Please check with the House Manager for availability.

## SERVICE CHARGE:

- Cleaning of communal windows and exterior of all apartment windows
- 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. To find out more about service charges please contact your Property Consultant or House Manager.

## GROUND RENT:

Lease Length: 125 Years from 2013

Ground Rent: £495 per annum

