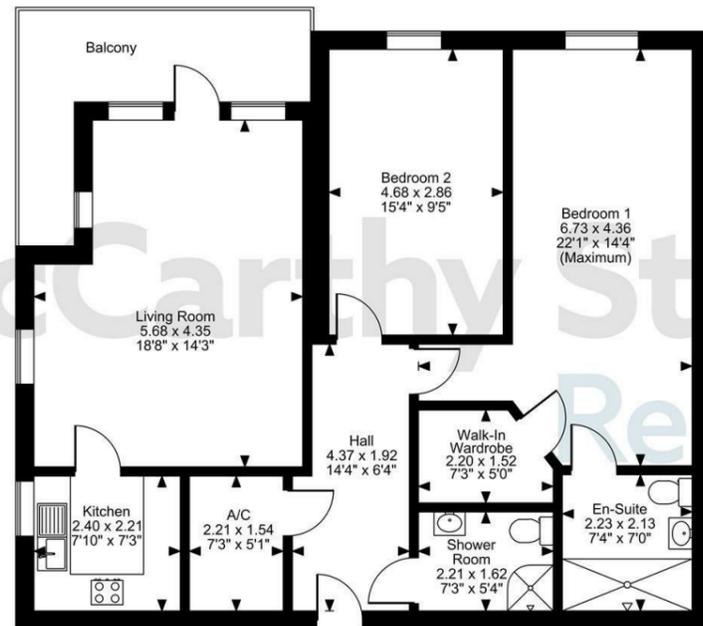


Trelawny House, Bar Road, Falmouth  
 Approximate Gross Internal Area  
 985 Sq Ft/91 Sq M  
 Balcony external area = 100 Sq Ft/9 Sq M



First 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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 8 Trelawny House

Bar Road, Falmouth, TR11 4FJ



**Asking price £345,000 Leasehold**

A bright and spacious, dual aspect, two bedroom retirement apartment, located on the upper ground floor with a wrap around balcony.

\*Pet Friendly\* \*Energy Efficient\*

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. Details regarding any common charges 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 that 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. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Trelawny House, Bar Road, Falmouth

## 2 Bed | £345,000

### Trelawny House

Constructed in late 2016 by award-winning retirement home specialists McCarthy Stone, Trelawny House is for those aged over 60 years, and is a contemporary development with a striking façade and has established itself as one of our most popular coastal developments.

Trelawny House enjoys excellent communal facilities including a fantastic homeowners lounge with access to beautiful landscaped gardens and as mentioned above a stunning rooftop terrace with views of the town, coast, harbour and marina, this is a popular place for home owners to congregate in the warmer weather to while-away the hours, and socialise over a glass of wine (or two)! In addition, there is a laundry, scooter store and onsite parking available by annual permit.

It's so easy to make new friends and to lead a busy and fulfilled life at Trelawny House; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights and themed events. 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 choose.

### The Local Area

A fabulous location close to the Maritime Museum, the docks (with its great maritime history) and Port Pendennis Marina. A local newsagents, shop and post office is just around the corner from the development. A bus stop very close by provides a regular service into Falmouth Town Centre and both Falmouth Town and Falmouth Docks Rail Stations are also within an easy level walk providing a service to Truro and its intercity connection. The Town Centre with its full range of amenities along with beaches and coastal path are also just a short level walk away.

### No.8

No.8 is a lovely, dual aspect apartment located on the upper ground floor. The generous size living room has access out on to a wrap around balcony and the modern kitchen is well equipped with integrated appliances. The master bedroom offers an en-suite shower room, plus walk in wardrobe and the second bedroom is of a double size, a separate shower room is accessed off the entrance hall.

### Entrance Hall

Oak-veneered entrance door with spy-hole. Security intercom system that has a verbal link to the main development entrance door. Emergency pull cord. Useful store/airing cupboard with light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to living room.

### Living Room

A bright and spacious dual aspect living room that has ample space for dining room furniture. Double glazed door opens onto the balcony.

### Balcony

A lovely wrap around balcony, a perfect place to enjoy those lovely summer days and to watch the 'world go by'.

### Kitchen

Double-glazed window. Luxury range of soft cream gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splash-panel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

### Master Bedroom

An excellent double bedroom with a large window that allows sunlight to flood in. Walk-in wardrobe with plenty of hanging and shelving. Door to en-suite shower room.

### En-Suite Shower Room

White suite comprising; easy-access walk-in shower with both 'raindrop and traditional shower heads and glazed screen, back-to-the wall WC, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above. Ladder radiator, ceiling spot lights, extensively tiled walls and floor.

### Bedroom Two

A spacious second bedroom that could even be used as a study/second sitting room, reflecting the adaptability of the accommodation.

### Shower Room

A modern facility with a white sanitary ware comprising; corner shower cubicle with a glazed enclosure, back-to-the wall WC, vanity wash-basin with cupboard unit below and mirror with integral light above. Ladder radiator, ceiling spot lights, extensively tiled walls and floor.

### Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

### Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your

Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,911.79 per annum (up to financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Lease

Lease 999 years from 01/01/2016

Ground Rent £495 per annum

Ground rent review: Jan-31

### Additional Information & Services

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### 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.

