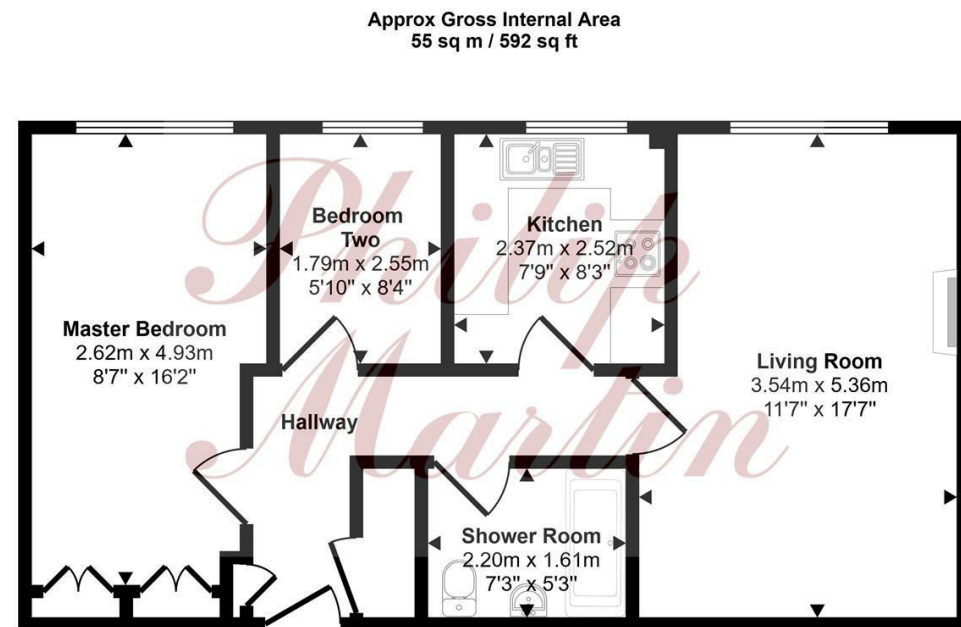


PENHALIGON COURT, TRURO



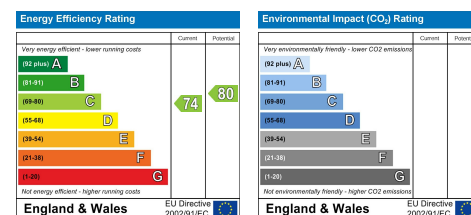
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- RETIREMENT APPARTMENT
- PRICED FOR A QUICK SALE
- VACANT POSSESSION
- SHOWER ROOM
- RESIDENT AND VISITOR PARKING
- TWO BEDROOMS
- NO ONWARD CHAIN
- COMMUNAL GARDENS
- KITCHEN
- SITTING AND DINING ROOM

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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10 PENHALIGON COURT, TRURO, TR1 1YB TWO BEDROOM RETIREMENT APARTMENT IN TRURO

10 Penhaligon Court is offered to the market with no onward chain and has been competitively priced to secure a quick sale. In all, the accommodation comprises:- entrance hall, two bedrooms, shower room, kitchen and living / dining room. The property benefits from double glazed windows and electric heaters and all of the communal facilities on offer at Penhaligon Court.

Cornwall Council Tax Band C / EPC Band C / Share of Freehold

GUIDE PRICE £130,000

THE PROPERTY

10 Penhaligon Court has been a well loved home for the past twenty years, it is now offered to the market with no onward chain and has been priced competitively for a quick sale. In all, the accommodation comprises:- entrance hall, two bedrooms, shower room, kitchen and living / dining room. The property benefits from double glazed windows and electric heaters and all of the communal facilities on offer at Penhaligon Court.

Cornwall Council Tax Band C / EPC Band C / Share of Freehold

PENHALIGON COURT

Penhaligon Court offers independent living with the peace of mind of an on site manager and twenty four hour emergency call system offered. A lift operates between floors of the building. The communal gardens are extensive and beautifully maintained, they feature a multitude of mature trees, shrubs, lawned areas and benches and there is ample parking for both residents and visitors. There is also a lounge and conservatory where social activities for residents take place and a laundry room provides washing machines, tumble dryers and ironing facilities.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

IN GREATER DETAIL:-

ENTRANCE

3'6" x 8'9" (1.07 x 2.67)

Door opens to entrance hall. Cupboard housing the electric meter. Airing cupboard with water tank and shelving. Electric radiator. Intercom system. Doors to:-

MASTER BEDROOM

8'7" x 16'2" (2.62 x 4.93)

Fitted wardrobes. Electric radiator. Window. Emergency pull cord.

BEDROOM TWO / OFFICE

5'10" x 8'4" (1.79 x 2.55)

Window. Emergency pull cord.

KITCHEN

7'9" x 8'3" (2.37 x 2.52)

A range of base and eye level cupboards with worktops over. Space for freestanding oven and fridge freezer. Sink and drainer. Window. Emergency pull cord.

SHOWER ROOM

7'2" x 5'3" (2.20 x 1.61)

Electric shower. Sink with storage underneath. W.C. Extractor fan.

LIVING DINING ROOM

11'7" x 17'7" (3.54 x 5.36)

Window. Emergency pull cord. Two electric radiators. Electric fireplace.

OUTSIDE

The communal gardens are extensive and beautifully maintained. They comprise a multitude of mature trees, shrubs, lawned areas, patios and benches. There is ample parking for visitors and residents alike.



TENURE

Leasehold - Share of Freehold

SERVICE CHARGE

999 year lease from 1988. Current service charge is approximately £4,204 per annum to include; manager's salary, buildings insurance, window cleaning, communal electricity charges, all water charges (communal and individual) and maintenance of the grounds.

The other charges to pay separately are mains electric, TV, telephone, broadband and Council Tax Band - C

Correct as of August 2025

SERVICES

Mains water, electricity and drainage.

EPC

Energy Performance Certificate

Current - 74C

Potential - 80C

COUNCIL TAX

Cornwall Council Tax Band C.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

