



26 SAN LORENZO COURT HECLA DRIVE, CARBIS BAY

SPACIOUS TWO BEDROOM RETIREMENT APARTMENT WITH PRIVATE BALCONY

San Lorenzo Court is a short distance from the blue flagged beach of Carbis Bay and conveniently located just a mile from St Ives. The development was purpose built in 2013 as retirement living for the over 60's and consists of 37, one and two-bedroom apartments. A house manager is on site during office hours with a 24-hour emergency call system via a personal pendant alarm with call points in the hall and bathrooms. The spacious apartment comprises hallway, living room with balcony and views to Carbis Bay, fitted kitchen, main shower room, 2 bedrooms with a large master bedroom with en suite shower room and walk in wardrobe. The onsite facilities include a communal lounge and garden, laundry room and recycling room. There is also a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme is available, subject to availability, through the House Manager.

Guide price £323,400

ENTRANCE

The external call entry system gives secure access to the apartments and communal areas.

ENTRANCE TO APARTMENT

Located on the first floor, the apartment is accessed by lift or stairs.

HALLWAY

Entrance hall with a walk-in storage/airing cupboard. Apartment door entry system and intercom. Emergency pull cord. Doors leading to a shower room, living room, kitchen, bedrooms 1 and 2.

STORAGE CUPBOARD 1.34m x 1.91m (4'5" x 6'3")

Walk in storage cupboard housing the central heating system. Slatted shelving.



LIVING ROOM 7.46m x 3.52m (24'6" x 11'7")

Narrowing to 2.28m(7'6"). UPVC double glazed door to the front aspect opening to the balcony. UPVC double glazed window to the front aspect. Telephone point. TV Aerial. Thermostatic control for the underfloor heating.

BALCONY 4.29m x 2.40m (14'1" x 7'10")

Narrowing to 1.42m (4'8"). Accessed from the living room, the balcony is at the front of the apartment with views towards Carbis Bay,



KITCHEN 2.26m x 2.47m (7'5" x 8'1")

Irregular shaped room. UPVC double glazed window to the front aspect. Matching range of base and eye level units. Inset single sink and drainer, 4 ring electric hob with cooker hood over. Hotpoint fitted electric oven. Integrated fridge with separate integrated freezer. Extractor fan. Thermostatic control for under floor heating.



SHOWER ROOM 1.46m x 2.13m (4'9" x 7'0")

The matching suite comprises shower enclosure with mains connected shower. Grab rail and emergency cord. Pedestal wash basin with mirror and light over. Closed coupled WC. Extractor fan.

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BEDROOM 2 4.67m x 2.89m (15'4" x 9'6")

Narrowing to 1.78m. UPVC double glazed window to the front aspect with sea glimpses. TV point. Thermostatic underfloor heating control.



BEDROOM 1 5.72m x 3.02m (18'9" x 9'11")

UPVC double glazed window to the front aspect. Telephone point. Thermostatic control for the underfloor heating. Door to the walk in wardrobe and the shower room



EN SUITE 2.09m x 2.34m (6'10" x 7'8")

Measurements include the spacious walk in shower enclosure, with mains shower and a grab rail. Wall mounted sink with vanity unit under, mirror and light over. Closed coupled WC. Extractor fan. Emergency call cord.



WARDROBE 2.05m x 1.35m (6'9" x 4'5")

Large walk in wardrobe with shelving and hanging space.



COMMUNAL AREA

The light and airy lounge provides a relaxing communal meeting area with the benefit of kitchen facilities. An enclosed rear courtyard gives an outside seating area.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	89	86	86

Energy Efficiency Rating: 100-109 (A), 90-99 (B), 80-89 (C), 70-79 (D), 60-69 (E), 50-59 (F), 40-49 (G).
 Environmental Impact (CO₂) Rating: 100-109 (A), 90-99 (B), 80-89 (C), 70-79 (D), 60-69 (E), 50-59 (F), 40-49 (G).

EU Directive 2002/91/EC
 England & Wales

For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.



COMMUNAL KITCHEN



COMMUNAL COURTYARD

AGENCY NOTES

An application for a car parking space would need to be made to the housing manager. The costs at the moment would be £125 every 6 months or £250 per annum (subject to availability)

Ground rent £425 PA

Service charge £240 per month

The service charge does not cover external costs such as Council Tax, electricity or TV, but does include the cost of the House Manager, water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

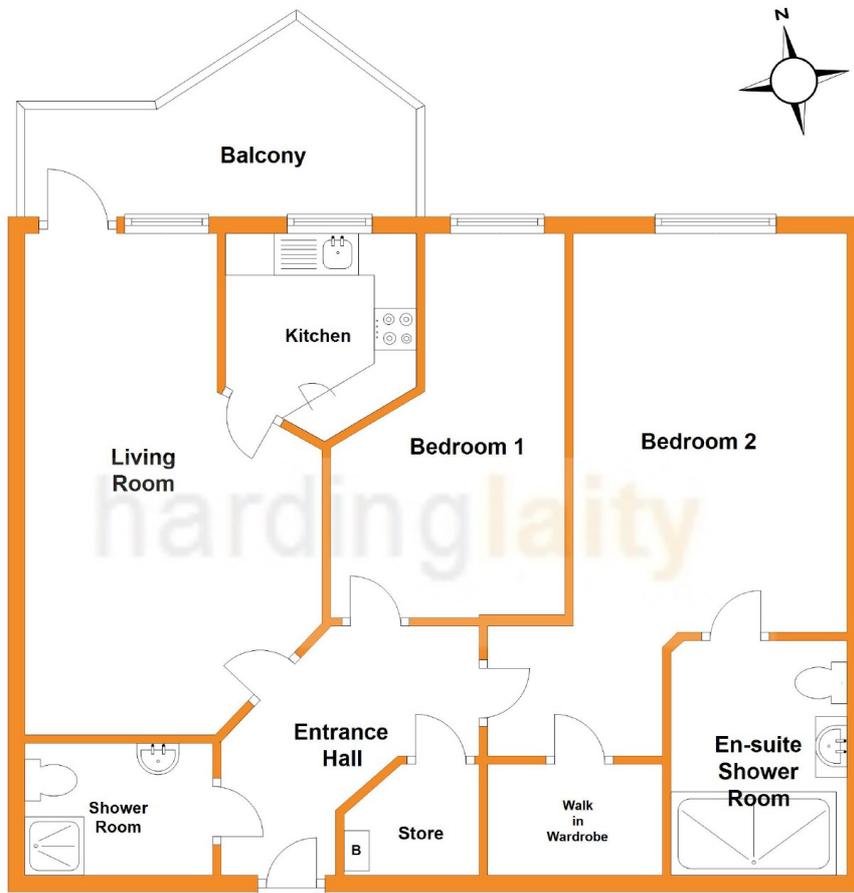
There are no age restrictions on purchase but residents must be over 60.

TENURE

Leasehold

26 San Lorenzo Court Hecla Drive, Carbis Bay TR26 2PH

Ground Floor



26 St Lorenzo Crt, Hecla Drive, Carbis Bay