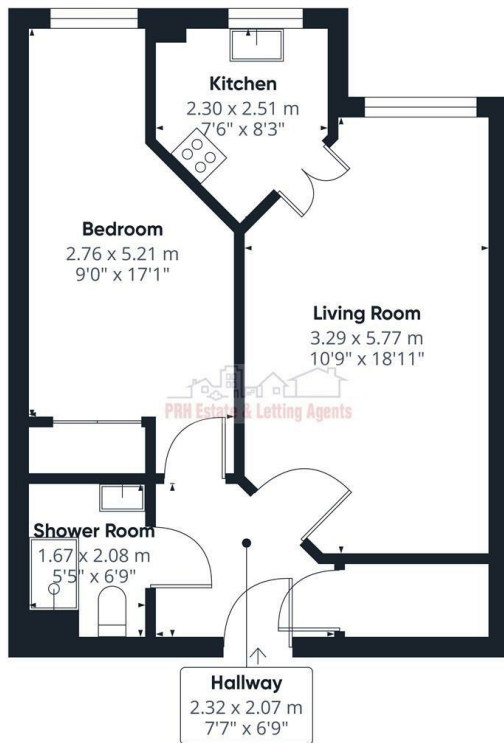




Approximate total area⁰⁰
44.9 m²
484 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Penzance

Asking Price £95,000



37 Trafalgar Court East Terrace
Penzance
TR18 2TB

Asking Price £95,000

KEY FEATURES

- Retirement Flat
- One Double Bedroom
- Chain Free
- Very Well Presented
- Double Glazing
- Careline Service
- Residents Lounge and Laundry Room
- Live In House Manager
- Close to the town Centre
- Lifts To All Floors

DIRECTIONS

Extremely well presented apartment located within Trafalgar Court which is development for independent later-living residents aged 60 and over. This lovely apartment has a hallway, spacious living room, kitchen, large double bedroom and a well equipped shower room. The property also benefits from double glazing, electric heating and two storage cupboards. Available chain free.

Trafalgar Court is only a few minutes away from the town centre, bus and train station.

At Trafalgar Court there is a development manager whose role is to manage and maintain the building and deal with emergency situations whilst on duty. The development manager is not a carer or health assistant. There is a careline service which is available 24 hours a day, 7 days a week and this is intended for emergency purposes only.

Within the development there is a residents lounge and coffee bar, along with a library and a laundry room.

Outside there is a communal seating area and gated parking on a first come, first served basis.

Leasehold, remainder of 125 year lease created in 2004. Council tax band B. Services, mains water and electric.

We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good.

