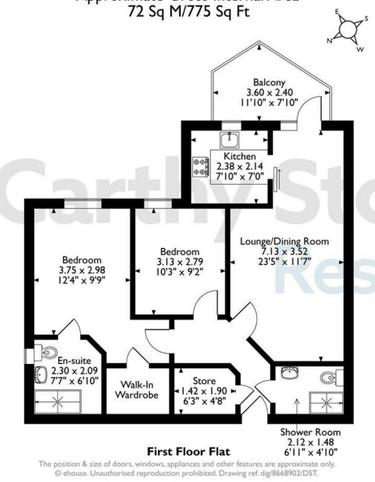
Excellent

Trustpilot

McCarthy & Stone
Resales.

6 San Lorenzo Court, Hecla Drive, Carbis Bay, St. Ives
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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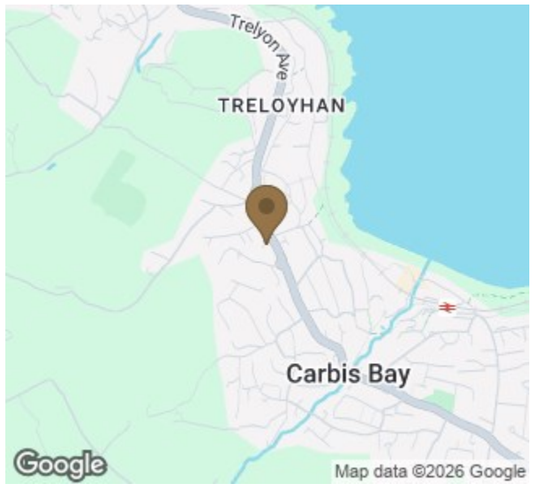

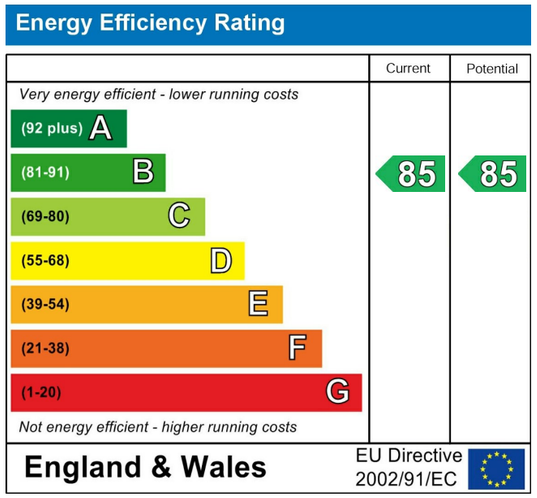

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

6 San Lorenzo Court

Hecla Drive, Carbis Bay, St. Ives, TR26 2PH

2 | 2 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 6 San Lorenzo Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment
- Walk Out Balcony From Living Room
- Well Equipped Kitchen With Integrated Appliances
- Two Bedrooms - Principal Bedroom With En-Suite & Walk In Wardrobe
- Further Guests Shower Room
- Landscaped Communal Gardens
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- 24/7 Careline & Secure Entry System
- Close to Amenities

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

6 San Lorenzo Court, Carbis Bay, St. Ives

2 | 2 | Asking price £265,000

San Lorenzo Court
San Lorenzo Court was constructed by award-winning McCarthy Stone in 2013 providing 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 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 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. There are always plenty of regular activities and, whilst there is something for everyone, home owners 'dip in and out' as they wish.

The Local Area
San Lorenzo Court 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 the beautiful and popular coastal Town of St Ives is approximately 1 mile away.
Carbis Bay is the perfect destination for a relaxing day at the beach. The bay's wooded cliffsides and situation in St Ives Bay assure tranquil clear blue waters, making it the ideal spot for swimming. The golden beach itself is perfect for soaking up the sun on warm summer days, or constructing elegant castles in the sand.

Adjacent, you will find the picturesque town of St Ives allures with its cobbled streets, art galleries, and vibrant culture. Meander through narrow alleys adorned with boutiques, soaking in the artistic ambiance that inspired luminaries like Barbara Hepworth. Perhaps one of the most scenic railway journeys in Cornwall, there is a train connecting Carbis Bay and St Ives. Change at St Erth for the mainline to explore further afield.

6 San Lorenzo Court
A beautifully positioned ground floor apartment with a delightful balcony and attractive south/east facing aspect.

No.6 occupies an enviable ground floor position within San Lorenzo Court, offering well-proportioned accommodation and a lovely sense of space throughout. The generous living room provides a comfortable and welcoming principal reception space, with doors opening directly onto a very pretty balcony — an ideal spot to sit and enjoy the surroundings. A focal point of the room is the modern fireplace with inset pebble-effect electric fire, creating a warm and inviting ambience.

The well-equipped kitchen is fitted with a range of integrated appliances and offers a practical and stylish space for everyday cooking. There are two generously sized double bedrooms, with the principal bedroom benefiting from both a walk-in wardrobe and its own en-suite shower room. A further guest shower room provides additional convenience for visitors.

Completing the accommodation is a large airing cupboard/store, providing useful additional storage.

With its attractive south/east facing aspect, generous proportions and delightful balcony, No.6 offers a particularly appealing combination of comfort, space and practicality.

Parking
Car parking is subject to availability, the fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at San Lorenzo Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of San Lorenzo Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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.

Annual Service Charge: £4,437.48 for financial year ending 31/03/2027.

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

Lease
Lease 125 Years from 2013
Ground Rent £495 per annum
Ground Rent review date: June 2028

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.
• 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.