

DEVELOPMENT UPDATE

# YORK HOUSE, PENZANCE



## Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

### Overview

There is nine beautifully restored 1-2 bed apartments and three 1 bed Ground floor Annex properties all of which are grade II listed.

- The grounds boast an array of impressive Tree species with a clean and impressive landscaped garden.
- First floor apartments offer stunning sea views
- Good transport links, with easy access to the A30, and rail services to Plymouth, Bristol, and London.

### Site Activity:

- Phase 1-4 are now complete.
- Road's surfacing now complete.



## Timeline

- Important dates:
- All internal and external work are now complete with all mains services connected.

## Ecology

- Specialist's watching brief was carried early in the development to ensure all Japanese Knotweed was removed and certified before construction works started.
- All watching briefs have been completed.

## Managing Agent

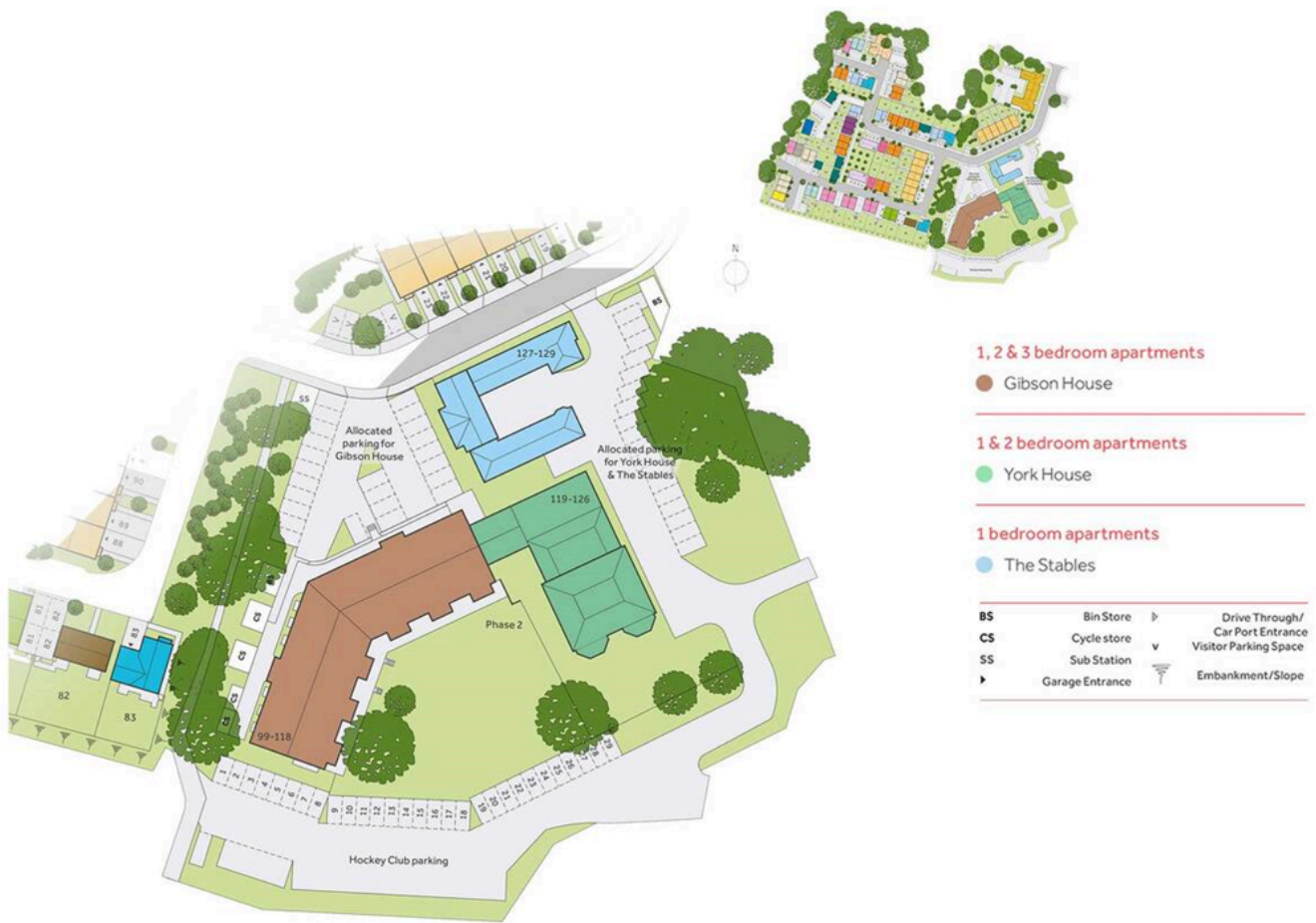
The managing Agent for York & House & The Annex is Trinity Estates Key responsibilities include:

- Providing reasonable management information to residents
- Dealing with any necessary repairs other than major repairs
- Consultation on management matters
- Liaising with local authorities and utility companies (not including meter)
- Visiting the property and visually checking general condition
- The development is in the process of being handed over to Trinity Estates.



## Services

- The initial billing of Gas and Electric will be through British Gas.
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated.
- Water billing mains water supply and sewerage, will be billed through South West Water.



## How will the development benefit the local community?

The development in which York House & The Annex is located will support the local community by contributing over £219,613 towards:

- £173,613 Offsite Public Open Space Contribution
- £23,750 Penzance Astro Park Contribution
- £23,000 towards chain link fence & kickboards to Penzance Astro Park

We will also be providing:

- Affordable homes
- Footpaths to Penzance Leisure Centre

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

[yorkhouse.sales@lindenhomes.co.uk](mailto:yorkhouse.sales@lindenhomes.co.uk)

**Linden**  
HOMES