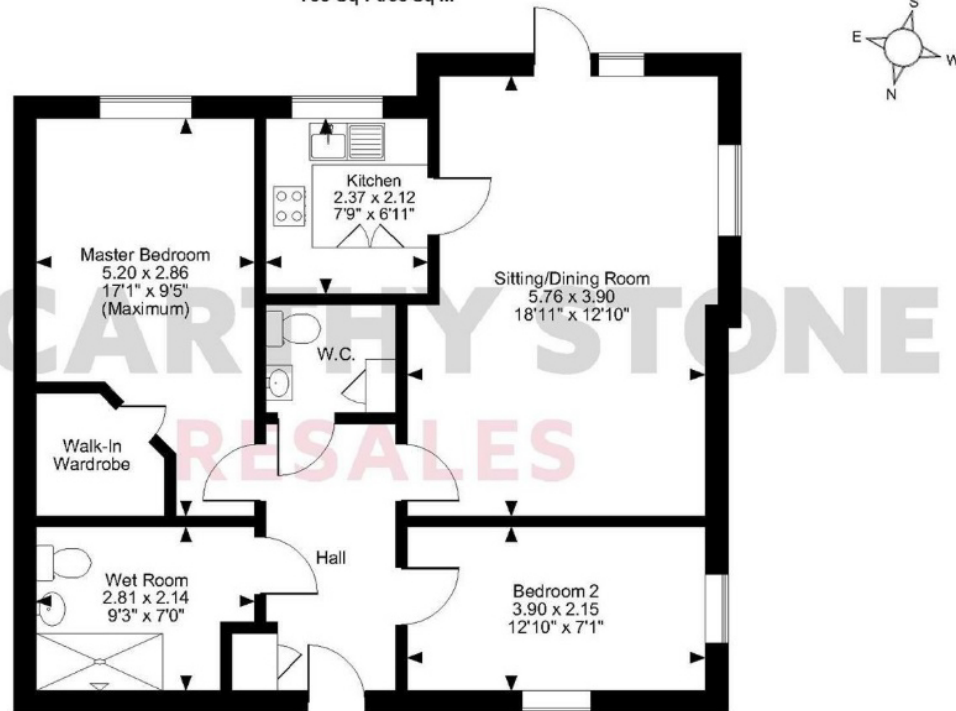


Lys Lander, Tregolls Road, Truro
Approximate Gross Internal Area
733 Sq Ft/68 Sq M



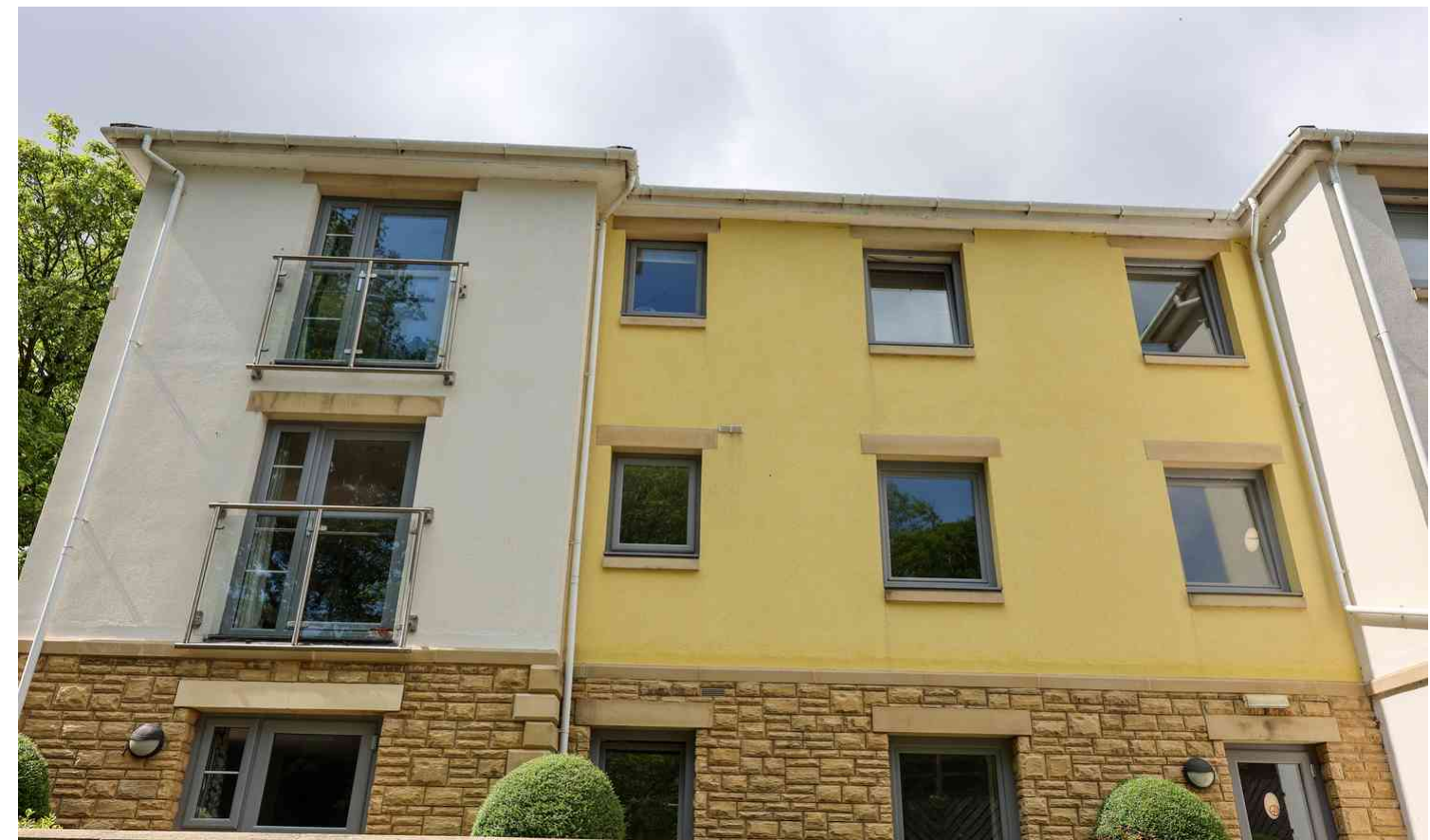
Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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TREGOLLS ROAD, TRURO, CORNWALLTR1 1GR

PRICE £249,950



FOR SALE – CHAIN FREE TWO-BEDROOM FIRST-FLOOR APARTMENT FOR THE OVER-60S IN A MCCARTHY STONE RETIREMENT COMPLEX NEAR THE CITY CENTRE. SPACIOUS LOUNGE/DINING, FITTED KITCHEN, WALK-IN WARDROBE, AND WET ROOM.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

Completed in late 2014 by award-winning retirement home specialists McCarthy Stone. Lys Lander is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60'S and designed for independent living but with the peace-of-mind provided by the day-to-day support of our House Manager who oversees the smooth running of the development. There are extensive communal facilities including homeowner's lounge, laundry, scooter store and landscaped gardens. There is also a super guest suite widely used by visiting family and friends for which a small charge of just £25 per night applies. A lift leads from the development providing direct street level access.

All apartments have a 24-hour careline facility and secure intercom entry intercom providing both an audio and visual link to the development main entrance. Each apartment also has it's own intruder alarm.

Room Descriptions

Further information

Lys Lander - Occupying an excellent position on the first floor, this super two bedroom apartment with a Juliet balcony is also conveniently placed for the lift service to all other floors and the excellent communal facilities of Lys Lander. This really is a comfortable and well appointed apartment having a spacious living room, a fitted kitchen with a comprehensive range of integrated appliances, two bedrooms - plus further shower room.

Local Area

The Local Area - Lys Lander is situated in the bustling Cathedral City of Truro, approximately 9 miles from the lovely Cornish Coast. Truro is known for its excellent shopping and the famous Cathedral spire which dominates the skyline. It is a vibrant City boasting beautiful architecture, arts and culture as well as thriving markets. At Lys Lander, you reach the street level via a 'shoppers entrance' and a lift service contained within its distinctive turret. Local shops include Marks and Spencer, Tesco and Aldi, as well as many independents retailers, coffee shops and eateries. As the county's Capital City, Truro enjoys excellent transport links by road and rail.

Entrance Hall

3.46m x 1.8m (11' 4" x 5' 11") Built in cupboard with electric central heating unit which feeds hot water and radiators, entry phone, panic alarm.

Lounge

3.84m x 5.79m (12' 7" x 19' 0") which narrows to the dining end, window to the side, electric panel radiator, Juliet balcony to the front, part glazed door to the kitchen.

Kitchen

2.19m x 2.399m (7' 2" x 7' 10") Well fitted

with a ceramic hob, built in fridge/freezer, eye level level oven, extractor, tiled splashback and tiled floor, window to the front.

Wet Room

2.76m x 2.0m (9' 1" x 6' 7") With fully tiled walls and floor, vanity basin with storage below and mixer tap, low level W.C., downflow heater, extractor fan, open shower area with mains shower.

Bedroom 1

5.2m x 2.8m (17' 1" x 9' 2") Window to the front, electric panel radiator. Walk in wardrobe with light and shelving.

Bedroom 2

3.9m x 2.15m (12' 10" x 7' 1") Window to the rear and side, electric panel radiator.

General Features

All apartments have a 24-hour careline facility and secure intercom entry intercom providing both an audio and visual link to the development main entrance. Each apartment also has it's own intruder alarm.

Lease - Lease 125 Years from 20th September 2015

Ground Rent £495 per annum Ground Rent review date June 2029

Parking - Parking is by annual permit and is usually £250 per annum (subject to availability).

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.

Service Charge: £4,042.00 per annum (for financial year ending 30/09/2024)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).