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Asking Price £249,950 Leasehold

1 Bedroom, Apartment - Retirement

53, Tregolls Lodge St. Clements Hill, Truro, Cornwall, TR1 1GW

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Tregolls Lodge

Tregolls Lodge is an impressive development of 59 one and two-bedroom retirement apartments situated in the historic city and port of Truro.

Located on the edge of the city centre, the development is within easy access to many local amenities, shops, restaurants and cafes. Truro's most recognisable feature is its Cathedral, rising 76 metres above the city at its highest spire. The Victoria Gardens are near the city centre and provide a haven of peace.

Local transport is excellent with buses connecting to many of the surrounding towns and villages in Cornwall. Truro Railway Station connects the City to the rest of the country.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Tregolls Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Tregolls Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Tregolls Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

**\*\*RETIREMENT APARTMENT IN TRURO WITH WONDERFUL VIEWS OF THE CATHEDRAL\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom 4th floor apartment, which offers wonderful room proportions, a fabulous view over Truro and the Cathedral and neutral decor throughout.

The Lounge is a particular feature of the property due to its size and outlook. There is ample space for living and dining room, a feature electric fireplace with attractive surround and numerous power points.

The Kitchen, which is accessed via the Lounge, offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4-ring electric hob with extractor hood over, a fridge, a freezer and a washer dryer.

The Bedroom is a very generous double room, which has a useful built in wardrobe. There is also plenty of space for additional bedroom furniture if required.

The Shower room offers a curved glass shower cubicle, a wc and a wash hand basin with vanity unit.

Perfectly complementing this wonderful apartment are two storage cupboards, which are located in the hallway.



# Features

- One Bedroom, Fourth Floor Retirement Apartment
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Coffee Bar with regular social events
- 24 hour Careline system for safety and security
- Stunning views over Truro and the Cathedral
- Owners' private car park
- Close to the town centre & excellent transport links
- Large and private landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager



# Key Information

Service Charge (Year ending 31st May 2024):  
£3,648.53 per annum

Approximate Area = 781 sq ft / 72.5 sq m  
For identification only - Not to scale

Ground rent £625.00 per annum. To be reviewed  
1st May 2030.

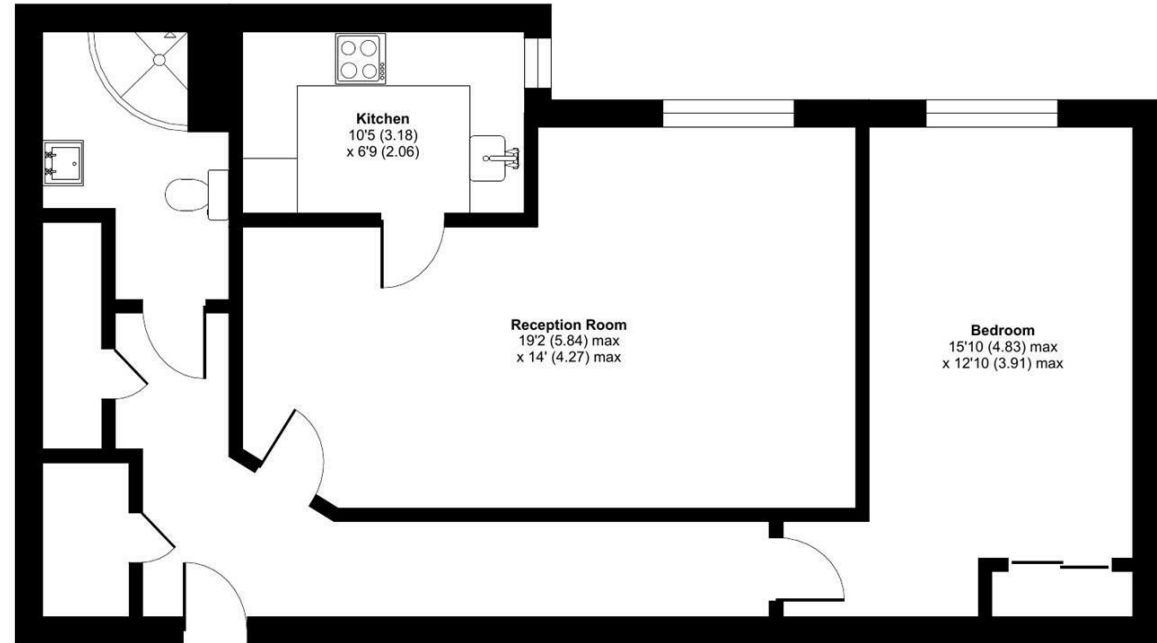
Council Tax Band B

125 year Lease commencing 2016

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, apartment heating via the Air Source Heat Pump, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1120074

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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