



£249,950 Leasehold

1 Bedroom, Apartment - Retirement

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

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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.

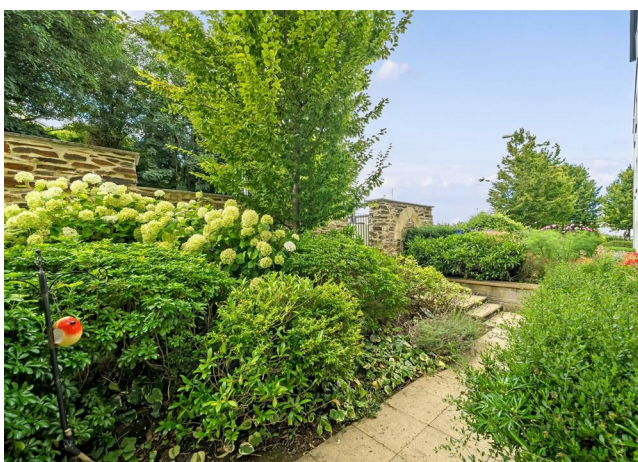
Local transport is excellent with buses connecting to many of the surrounding towns and villages in Cornwall. Truro Railway Station connects the City to the rest of the country.

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 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 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

DRAFT PARTICULARS - Awaiting verification from the seller

Welcome to Tregolls Lodge, Truro! Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment with south-facing patio. The apartment is presented in fantastic order and located right next to the rear gardens.

The Kitchen is accessed via the Lounge with a range of modern 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 frost-free freezer and built-in washer/dryer.

The lounge offers an attractive outlook and a feature electric fireplace. There is plenty of space for living and dining room furniture.

The Bedroom is a good-size double with a built-in mirrored wardrobe. Two windows keep this lovely bedroom bright and light.

The shower room offers a good-sized shower cubicle with handrail, heated towel rail, a WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful store cupboard located off the hallway which offers ample storage space.

Call us today to book your viewing at Tregolls Lodge!



Features

- One bedroom ground floor apartment with patio
- Large and private landscaped gardens
- Modern fitted kitchen with integrated appliances
- Owners' private car park
- Close to the town centre & excellent transport links
- Owners' Lounge & Coffee Bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security



Key Information

Service Charge (Year ending 31st May 2025):
£3076.71 per annum.

Ground rent £817.86 per annum. To be reviewed
May 2030.

Council Tax Band B

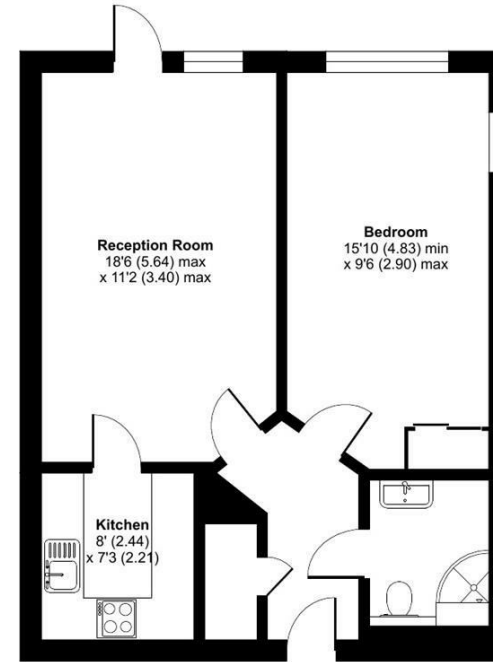
125 year Lease commencing 2016

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.

Approximate Area = 559 sq ft / 52 sq m
For identification only - Not to scale



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: 1168094

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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