



Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

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



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

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Retirement Property Specialists

Tregolls Lodge

Tregolls Lodge is an impressive development of 59 one and two-bedroom 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

****TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT WITH LARGE BALCONY AND IMPRESSIVE CATHEDRAL VIEWS****

Welcome to Tregolls Lodge! Churchill Sales & Lettings are delighted to be marketing this Two bedroom third floor apartment with fantastic views of the Cathedral. The property is presented in good order throughout, offers spacious accommodation and boasts it's own private balcony.

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 Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. Double doors open to the owners private balcony while providing impressive views of the cathedral and allowing lots of natural light into the room.

Bedroom One is a good size double with a built in mirrored wardrobe. There is plenty of space for additional furniture. A large window keeps this lovely bedroom bright and light.

Bedroom Two is another good size room that could be used as a Guest Room, Study or Hobby Room.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, a WC and wash basin with vanity unit beneath.

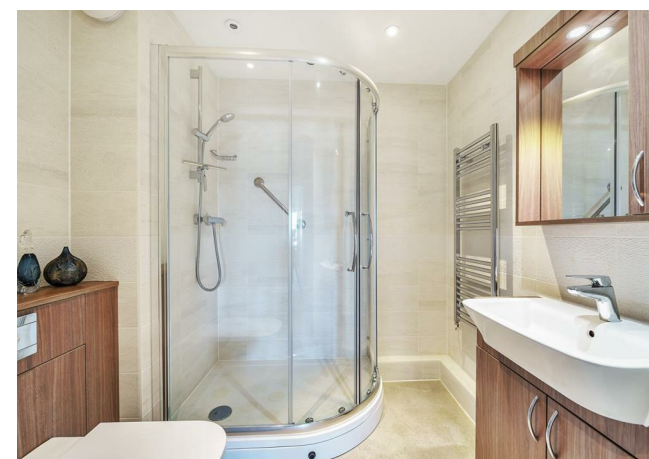
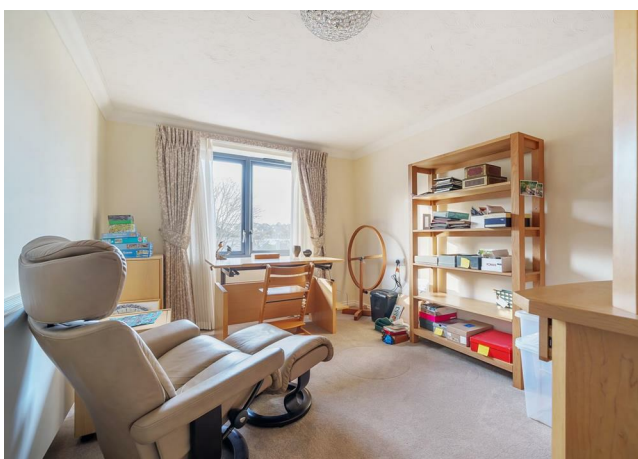
Perfectly complementing this wonderful apartment are two useful storage cupboards located off the hallway.

This apartment simply must be viewed!



Features

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



Key Information

Service Charge (Year ending 31st May 2025):
£4,625.53 per annum.

Ground rent £888.97 per annum. To be reviewed
May 2030.

Council Tax Band C

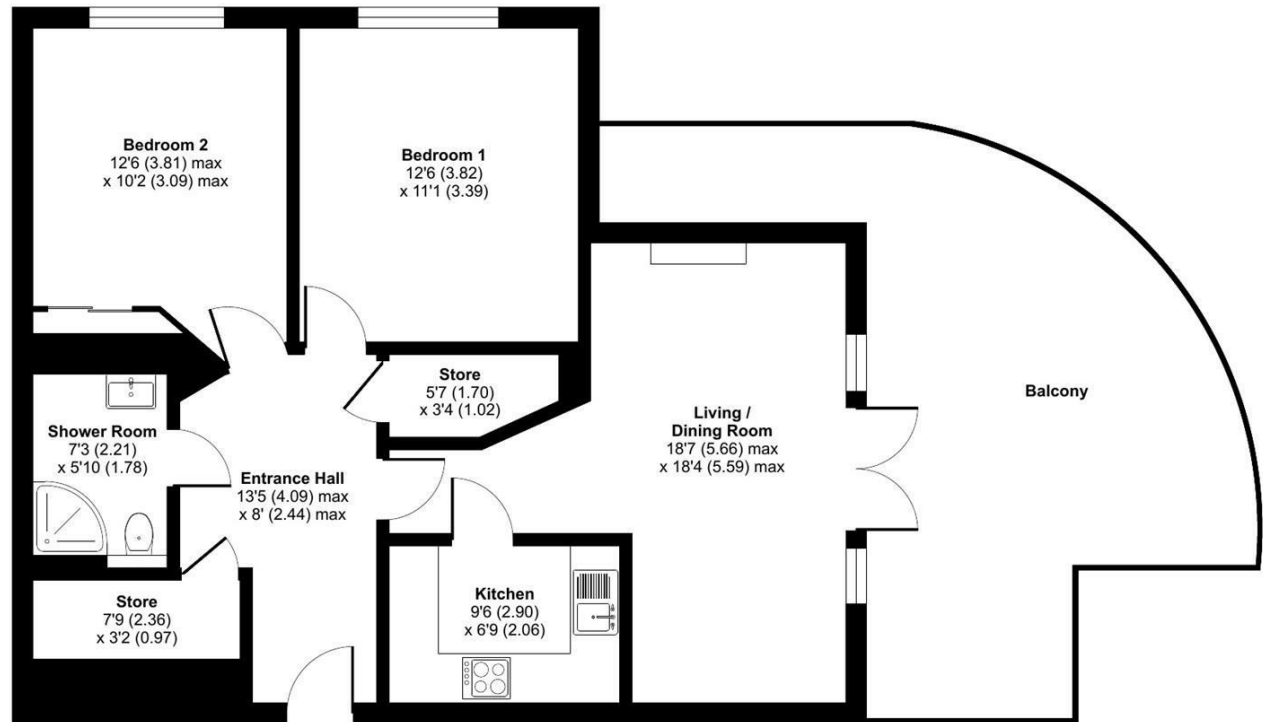
125 year Lease commencing 2016

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 = 766 sq ft / 71.2 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2024.
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EPC Rating: C

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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