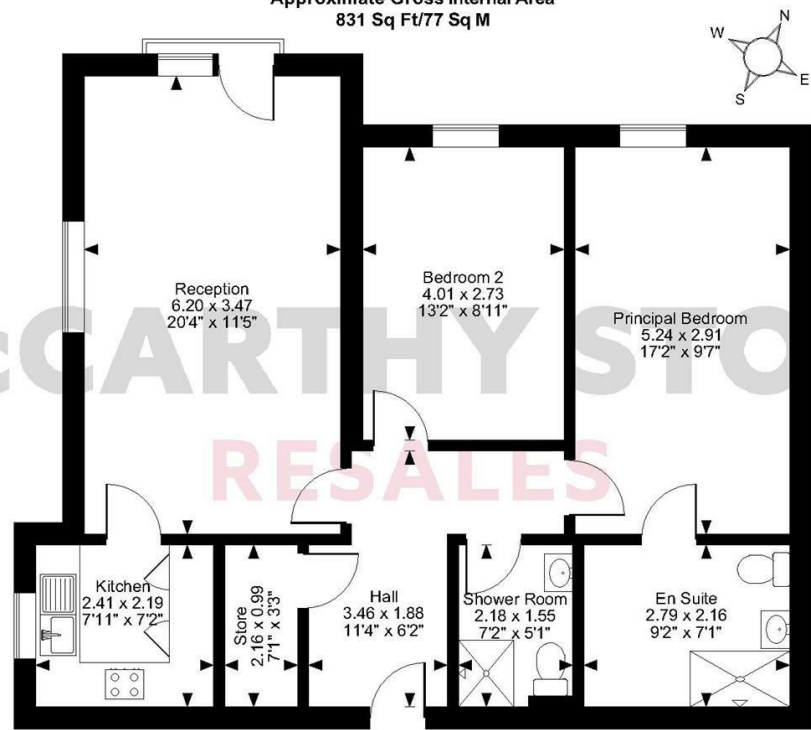
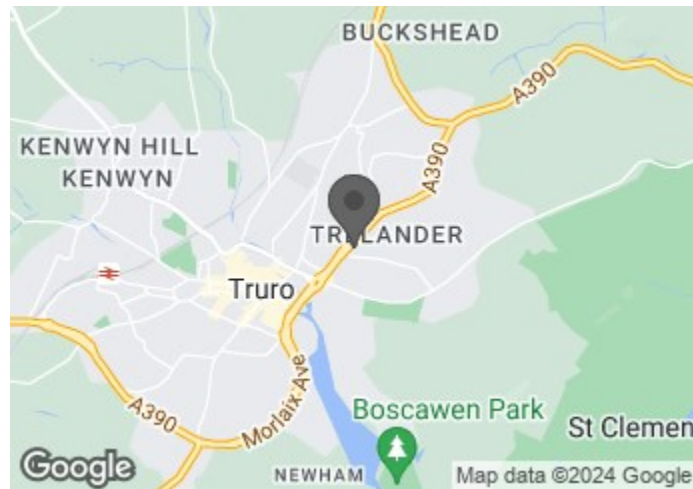


Lys Lander, Tregolls Road, Truro
Approximate Gross Internal Area
831 Sq Ft/77 Sq M



Second 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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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**28 LYS LANDER
TREGOLLS ROAD, TRURO, TR1 1GR**



A beautifully presented first floor, two bedroom retirement apartment with upgraded kitchen and en-suite shower room, along with lovely views from the Juliet balcony. This stunning development offers lift access to all floors, along with a quirky turret lift (san :), allowing access down to street level.

ASKING PRICE £280,000 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LYS LANDER, TREGOLLS ROAD, TRURO

2 BED | £280,000

INTRODUCTION:

Occupying an excellent position on the first floor, this super dual aspect, two bedroom apartment 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 - master en-suite shower room, plus further shower room.

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.

There are always plenty of regular activities to choose from including a choir, art group, fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities or quite naturally, remain as private as they wish.

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, Debenhams and Tesco 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. A lift leads from the development providing direct street level access.

ENTRANCE HALL:

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and audio link to the main development entrance door. Emergency pull cord, walk-in store cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and a concealed 'Vent Axia' unit. A Feature glazed panelled door leads to the Living room.

LIVING ROOM:

A welcoming dual aspect room with double glazed window to the side and double glazed door with matching side panel to the rear, opening to a Juliet balcony. Focal point fireplace with inset electric fire. A feature glazed panelled door leads to the kitchen.

KITCHEN:

With a double-glazed window. Excellent range of modern cream units with contrasting worktops incorporating a stainless steel inset sink unit. Comprehensive range of integrated appliances comprising; four-ringed hob with a stainless-steel chimney extractor hood over, waist level oven and a concealed fridge and freezer.

BEDROOM ONE:

A generous size double bedroom with double-glazed window. Door to En-Suite.

EN-SUITE

A modern wetroom style with white sanitary ware comprising; walk-in level access shower with a glazed shower screen and grab rail, close-coupled WC, wash-hand basin with storage cupboard below and mirror with integrated light above. Emergency pull cord, ceiling spot light, fully tiled walls and floor.

BEDROOM TWO

A further double bedroom with double glazed window.

SHOWER ROOM

A modern wetroom style with white sanitary ware comprising; walk-in level access shower with a glazed shower screen and grab rail, close-coupled WC, wash-hand basin with mirror and strip light above, Towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and floor.

FURTHER INFORMATION

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. Parking is by annual permit at a cost of £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).

LEASE

Lease 125 Years from June 2014
Ground Rent: £495 per annum
Ground Rent review date: June 2029

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

