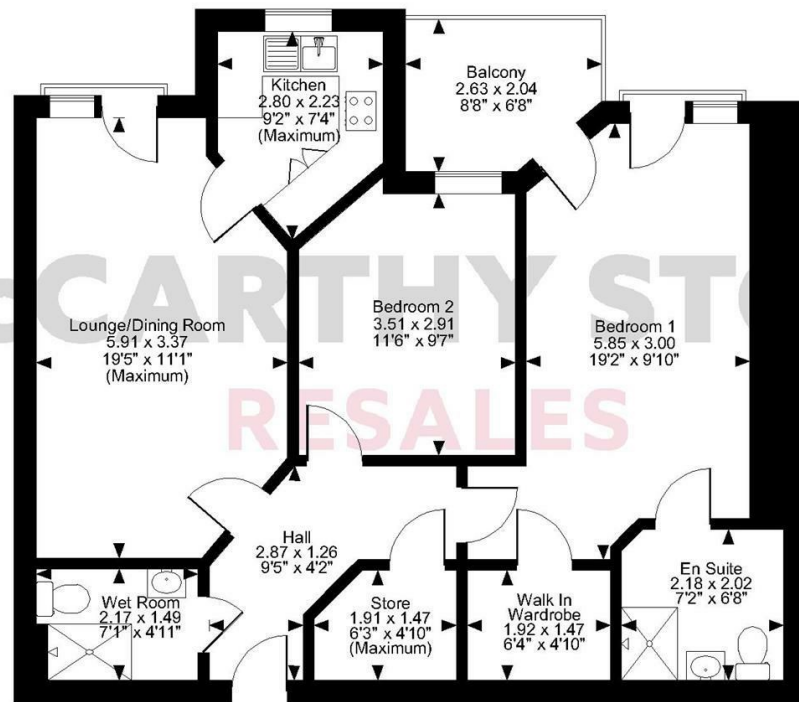


Lys Lander, Tregolls Road, Truro, Cornwall  
 Approximate Gross Internal Area  
 787 Sq Ft/73 Sq M  
 Balcony external area = 52 Sq Ft/5 Sq M



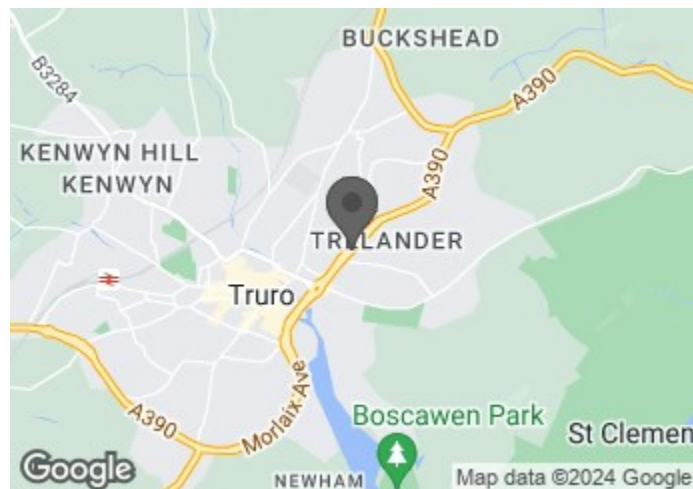
**Second Floor** FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 44 LYS LANDER TREGOLLS ROAD, TRURO, TR1 1GR



### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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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Situated on the top floor of this beautiful retirement development, is this well presented two double bedroom apartment with walk out balcony, plus two Juliet balconies, making the apartment bright and airy.

**\*Energy Efficient\* \*Pet Friendly\***

**ASKING PRICE £270,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# LYS LANDER, TREGOLLS ROAD, TRURO

2 BED | £270,000

## LYS LANDER

Occupying an excellent position on the second floor, this super two bedroom apartment with a 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 - 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. 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.

## 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:

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. Walk-in store cupboard with light, shelving and housing the Gledhill boiler that supplies domestic hot water along with a concealed 'Vent Axia' heat exchange unit. Emergency pull cord and a feature glazed panelled door leads to the Living room

## LIVING ROOM:

A welcoming room with double glazed door with matching side panel opening to a Juliet Balcony. A feature glazed panelled door leads to the kitchen.

## KITCHEN:

With a double-glazed window. Excellent range of 'Maple effect' units with contrasting laminate worktops incorporating a stainless steel sink/drain unit. Integrated appliances comprise; four-ringed hob with a stainless-steel chimney extractor hood over, waist level oven, concealed fridge and freezer and an integrated Bosch washer/dryer. Extensively tiled splash-backs and fully tiled floor.

## MASTER BEDROOM:

A double bedroom having a double-glazed door out on to the balcony, along with a further double glazed door opening to a Juliet balcony. Walk in wardrobe with auto light providing ample space for hanging and shelving.

## EN-SUITE SHOWER ROOM:

Modern wet room style comprising; walk-in level access shower with a glazed shower screen, close-coupled WC, vanity unit with inset wash-hand basin with cupboards below, and mirror, strip light and shaver point above. Heated towel rail, emergency pull cord and fully tiled walls and floor.

## BALCONY

A lovely, covered walk out balcony accessed via the master bedroom.

## BEDROOM TWO

A further double bedroom, which could alternatively be used as an office or separate dining room.

## SHOWER ROOM

Modern wet room style comprising; walk-in level access shower with a glazed shower screen, close-coupled WC and wash-hand basin. Heated towel rail, emergency pull cord, fully tiled walls and floor.

## 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).

## LEASE

Lease 125 Years from June 2014

Ground Rent £495 per annum

Ground Rent review date June 2029

## ADDITIONAL INFORMATION & SERVICES

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

## 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.

