



27 Lys Lander, Truro

£169,950



**CLIVEPEARCE**

01872 272622 | [hello@clivepearceproperty.com](mailto:hello@clivepearceproperty.com)





**£169,950**

A particularly well presented one bedroom first floor purpose built retirement apartment in a dedicated McCarthy Stone property for the over 60s. Excellent internal specification and communal facilities include; residents' lounge, mobility scooter storage, lifts to all floors and street level, house manager, guest suite and car park. Convenient location close to the city centre and near to The Alverton Hotel where there are welcoming bar and restaurant facilities.

# Property Description

## Why You'll Like It

This one bedroom first floor apartment is presented in particularly good decorative order and has a lovely view across to The Alverton Hotel. There is a lift from the entrance foyer directly to the first floor, just outside the flat (and also down to the residents' lounge). In the apartment the entrance hallway is wide and there's a large storage cupboard. The living / dining room is generously proportioned and has a Juliette balcony with a view across to The Alverton Hotel. The kitchen is compact and very well designed with tall fridge / freezer, electric eye level oven, ceramic hob and chimney extractor. There is plenty of food preparation and storage space and a dedicated space for a microwave oven. The bedroom is a good double with walk-in wardrobe and the shower room is a very well designed wet room with modern fittings and a large grab rail in the shower.

## McCarthy Stone Living

Around the apartment there are emergency alarm cords and all owners are provided with a personal alarm pendant which will activate the emergency call system and there is House Manager on duty on from 9am to 3pm Monday to Friday and a 24 hour care line answering service is in operation outside these hours. The apartments are approached via a communal entrance hallway which has the manager's office and a guest suite which is available at £25 per night. In addition, there is a laundry room, refuse room and a mobility scooter store (£10 per month) which has access down to the street level via an internal lift for access to Truro city Centre and it's facilities. At lower ground floor level, there is a superb home owners lounge and conservatory with access to the communal gardens.

## Where It Is

Set back off leafy Tregolls Road, Lys Lander is within a short stroll of the City centre and all the amenities that it has to offer. The Cathedral City of Truro has a lovely array

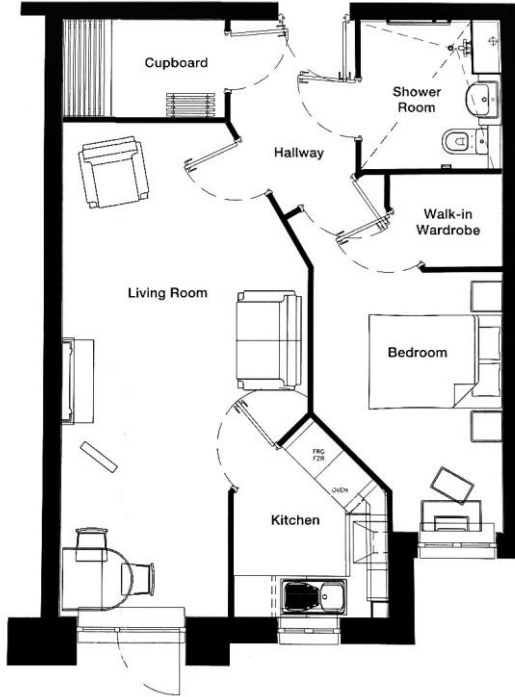
of shops, restaurants, cafes and bars. Transport links are excellent with a large bus station and a mainline train station with a regular service to London and the North. The farmers market is a great place to pick up fresh local vegetables, fish and meat. The Alverton Hotel across the road has a very good bar and restaurant and nearby The Rising Sun pub is a charming pub with super food.

## Services and Tenure

The property is leasehold with 125 years remaining on the lease (expire 1st June 2139). There is mains electricity, mains water and mains drainage. Council tax band B

## Important Information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Living Room (Max.) 23'7" x 11'10" (7200mm x 3595mm)
- Kitchen (Max.) 9'6" x 7'3" (2907mm x 2199mm)
- Bedroom (Max.) 17'1" x 8'11" (5201mm x 2717mm)
- Bathroom (Max.) 7'2" x 6'7" (2196mm x 2019mm)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.