



12 Lys Lander, Truro

£185,000



CLIVEPEARCE

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**£185,000**

A particularly well presented one double bedroom purpose built retirement apartment with BALCONY 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

With the advantage of a private balcony area, this one bedroom purpose built retirement apartment is in a highly prized spot in the development, just off the main reception area and with all the facilities close at hand. Available without any onward chain, this beautiful apartment is ready to move in to. Once inside, the reception hall is spacious with a useful walk in storage cupboard just off. The living room is open plan and has a door with a Juliet balcony and a lovely outlook towards the Alverton Manor hotel. Conveniently, the kitchen is off the living room and also has a window to the front. It is fitted with stylish cabinets and has integrated fridge/freezer, oven, hob and extractor. A superbly appointed fully tiled wetroom has a large walkin shower, WC and basin with vanity unit. The double bedroom has a fitted dressing room and a door to a good sized covered private balcony. Warmed by electric heating, the apartment is easy to maintain. The city of Truro is just a a short stroll away.

## McCarthy & Stone Lifestyle

Around the apartment there are emergency alarm cords 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 an impressive 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 which has access down to the street level via an internal lift for access to Truro city centre and it's facilities. Parking available subject to availability and a fee. At lower ground floor level, there is a superb home owners lounge and conservatory with access to the communal gardens.

## Accommodation

### Entrance Hall

**Store/linen room** 7' 8" x 4' 7" (2.34m x 1.40m)

**Living Room** 23' 10" x 11' 8" (7.26m x 3.55m)

**Kitchen** 8' 1" x 7' 5" (2.46m x 2.26m)

**Bedroom** 17' 1" x 8' 11" (5.20m x 2.72m)

**Shower/Wet room** 7' 1" x 6' 6" (2.16m x 1.98m)

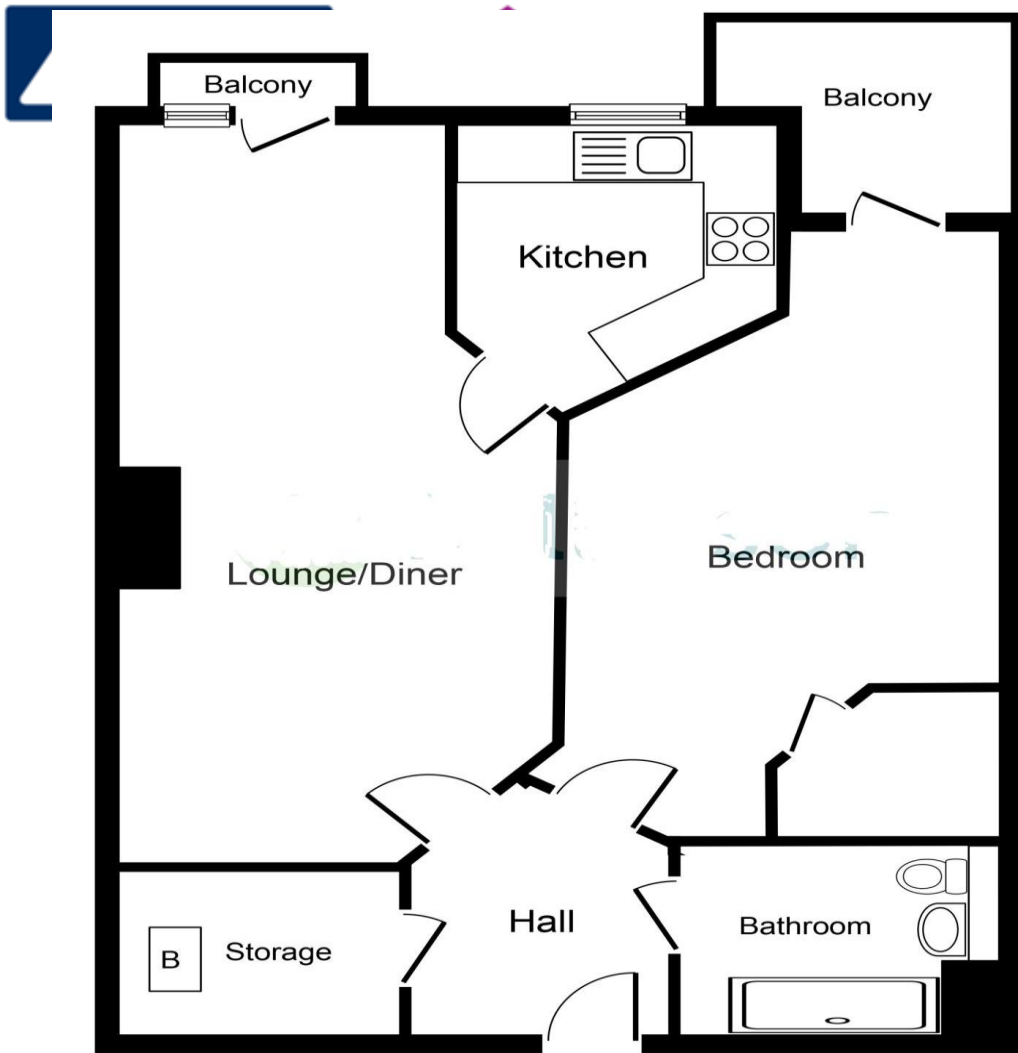
### Services and Tenure

Leasehold - 116 years remaining. Ground Rent £425 P/A Maintenance Charge £224.56 per month including water. Council Tax Band B. At least one resident must meet the age requirement of 60 years.

### Important Information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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