



16 Tregolls Lodge, Truro
Offers in the Region Of £275,000



CLIVEPEARCE

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An immaculately presented two double bedroom luxury apartment in a purpose built complex for the over 60s located very close to the shops and cafes of Truro city centre. Many attractive features including; communal gardens, residents car parking, home owners lounge and coffee bar, lift to all floors, 24/7 safety call system, house manager and bookable guest suite.

Property Description

Why You'll Like It

This luxurious two double bedroom apartment is situated in a purpose built complex for the over 60s in the heart of Truro and a relatively level walk away from Lemon Quay where there is a twice weekly farmers' market. The apartment briefly comprises; entrance hallway with built-in storage cupboards, Cloakroom / WC, living/dining room, kitchen, two double bedrooms and a shower room. The interior specification is all very high quality with integrated kitchen appliances including built-in fridge, freezer, oven, hob, extractor and washing machine, and luxury shower room fittings and sanitaryware etc. There is great attention to detail in the apartment, we particularly like the emergency call button at floor level in the shower room in case of a fall.

The benefits of Tregolls Lodge

Being modern and purpose built, all aspects of life in later years have been considered in the design of this excellent complex. Residents' comfort and safety is ensured with a secure entry system to the building. There's a house manager available for day to day help from Monday to Friday 9-5 and there is also a 24/7 monitored call system which can be operated by pull cord or push button or a body worn pendant or wrist band giving absolute peace of mind that help is on hand if ever needed. A clever touch is a call button located at the base of the shower tray in case of a fall in the shower room. In addition there is a bookable suite where your visitors can stay, a residents' lounge with many events and talks etc along with a coffee bar. The building has a lift to all floors and there is a place to store and charge mobility scooters. Outside, the communal gardens are pretty and there's a lovely terrace. The car park is generous and spaces can be used by residents (subject of course to availability).

Where It Is

Exceptionally convenient, Tregolls Lodge was purpose built as a city centre apartment complex for the over 60s. Truro is thriving with many national and independent retailers, cafes, bars and restaurants. A vast range of music and theatrical productions are run at the Hall For Cornwall and in nearby Lemon Street, there is a large cinema. The mainline train station has a regular service to London and the north of England and the bus terminal at Lemon Quay serves the county. There is a choice of supermarkets all walkable from here including Marks and Spencer, Co-Op, Tesco and Aldi. The Longstore in Lemon Street offers fine dining and Dominoes Pizza is at the end of the street. There are a number of great local pubs close by with something for everyone including The Rising Sun (also a restaurant) and The Old Ale House both nearby. For a lovely meal or drinks in the bar, The Alverton Hotel close by is highly recommended. For

keeping fit, Truro School has a number of facilities open to the public, including a swimming pool and gym. Delightful country walks can be accessed by heading up Trennick Lane (which bisects the school) and onward to a number of country footpaths leading to Malpas, St. Clement and Boscawen Park, where there are modern tennis courts. The old bakery studios has an exciting programme of cultural events and is a short walk away.

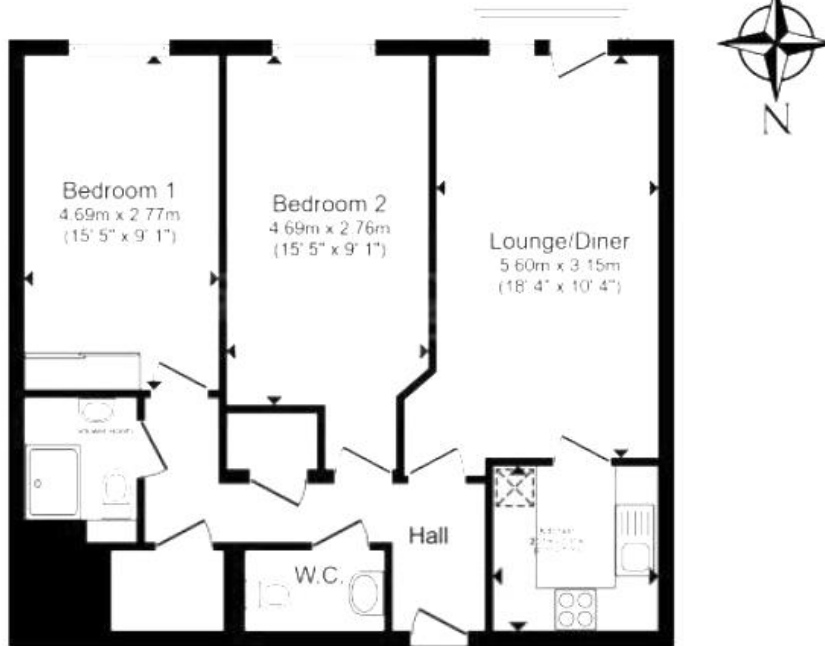
Services and Tenure

The property is leasehold with the balance of a 125 year lease from 1.5.2016. The property has mains water, mains electricity and mains drainage. Annual ground rent = £888.97 Annual service / maintenance charge = £4625.53 Council tax band C EPC C

Important Information

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Total floor area 68.0 m² (732 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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