



11 Lys Lander, Truro

£154,950



CLIVEPEARCE

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An exceptionally well appointed one bedroom retirement apartment in a purpose built development within a short stroll of the city centre. Excellent residents facilities and a House Manager.

Property Description

Why You'll Like It

With the benefit of a private balcony area, this one bedroom purpose built retirement apartment is in a highly convenient 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 to a lovely balcony and a leafy outlook towards the Alverton Manor hotel. Conveniently, the kitchen is off the living room and also has a window to the front. It is stylishly fitted with contemporary 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. Warmed by electric heating, the apartment is easy to maintain. The city of Truro is just a a short stroll away.

McCarthy and 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.

Services and Tenure

Leasehold - Approx 115 years remaining. Ground Rent £425 P/A Maintenance Charge £232 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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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact.

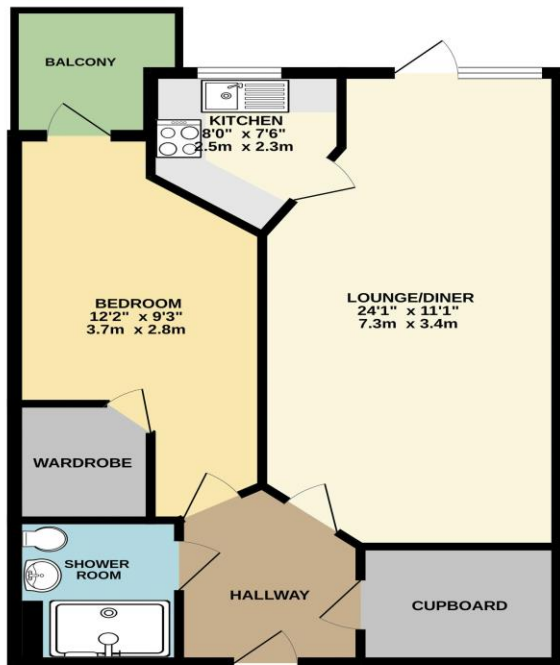
2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

Information on the website about a property is liable to be changed at any time.

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 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.

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.