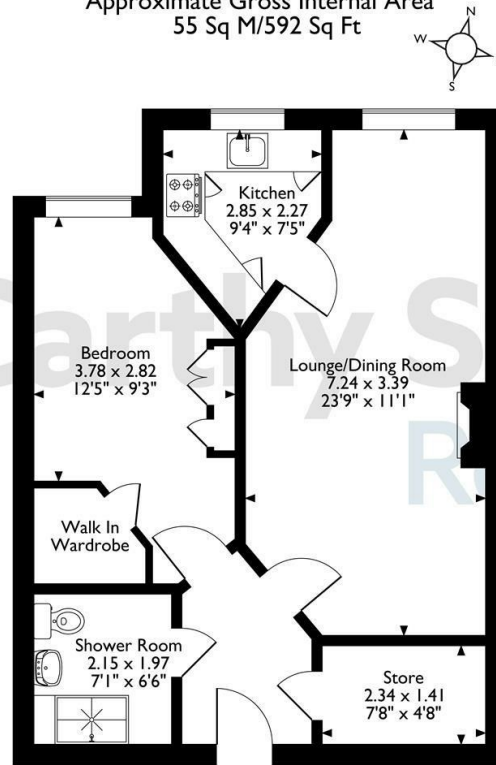
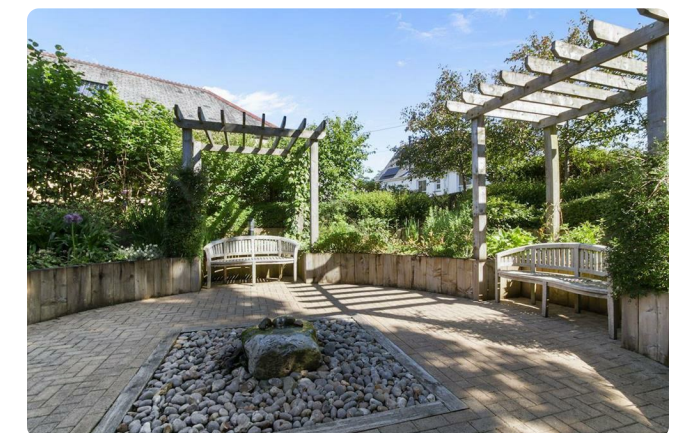


40 Lys Lander, Tregolls Road, Truro
Approximate Gross Internal Area
55 Sq M/592 Sq Ft

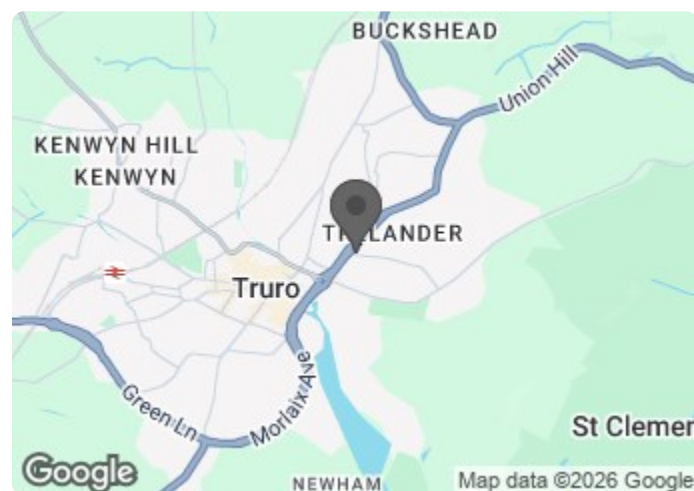


40 Lys Lander

Tregolls Road, Truro, TR1 1GR



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Asking price £150,000 Leasehold

Top floor, one bedroom retirement apartment with a lovely outlook from all windows.

Close to lift that serves all floors.

Energy Efficient *Pet Friendly*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Lys Lander, Tregolls Road, Truro

1 Bed | £150,000

Lys Lander

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 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.

There are always plenty of regular activities to choose from including a choir, art group, fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities or quite naturally, remain as private as they wish.

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, Debenhams and Tesco 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. A lift leads from the development providing direct street level access.

No. 40

Located on the top floor, this one bedroom apartment is conveniently situated close to the lift and stairs that serves all other floors. Fabulous views can be enjoyed from all windows, there is a spacious living room, a fitted kitchen with a comprehensive range of integrated appliances, a double bedroom with walk in wardrobe, plus a shower room with walk in shower.

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. Emergency pull cord, walk-in store cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and a concealed 'Vent Axia' unit. A Feature glazed panelled door leads to the Living room.

Living Room

A welcoming room with focal point modern fireplace with inset electric fire. 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 inset sink unit. Comprehensive range of integrated appliances comprise; four-ringed hob with a stainless-steel chimney extractor hood over, waist level oven and a concealed fridge and freezer. Extensively tiled splash-backs and fully tiled floor.

Double Bedroom

A double bedroom having a double-glazed window. Walk-in wardrobe with auto light, ample hanging space and shelving.

Shower Room

White suite comprising; walk-in level access shower with a glazed shower screen, close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point above. Electric heated towel rail, electric wall heater, emergency pull cord and ceiling spot light. Fully tiled walls and floor.

Parking

Private Car parking is available by permit with an charge of around £250 per annum (please check with the House Manager for current availability)

Additional Information & Services

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

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: £2,859.69 per annum (up to financial year end 30/09/2026)

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 term: 125 Years from 2014
Ground rent: £425 per annum
Ground rent review: June 2029

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.

