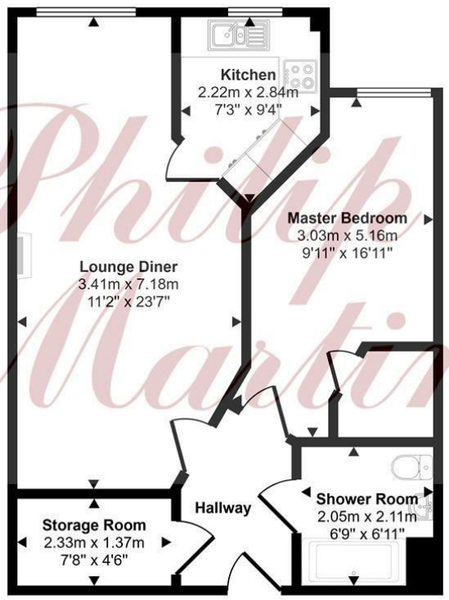
Approx Gross Internal Area
53 sq m / 573 sq ft



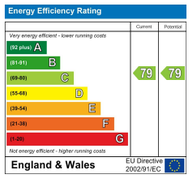
Floorplan

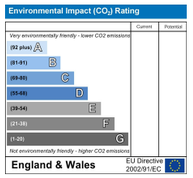
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Key Features

- One bedroom apartment
- Kitchen
- Communal facilities
- No onward chain
- First floor
- Sitting/Dining Room
- Shower Room
- Beautifully presented
- Sought after location
- Level access

Energy performance rating





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(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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TREGOLLS ROAD, TRURO

37 LYS LANDER TREGOLLS ROAD, TRURO, TR1 1GR

TOP FLOOR RETIREMENT APARTMENT

Beautifully presented one bedroom apartment within a purpose built modern complex.
Sought after location in the centre of the city.
Entrance hall, living/dining room, kitchen, bedroom and shower room.
Communal facilities, double glazing and permit parking. Viewing advised.
Tenure: Leasehold. EPC - C. Council Tax Band B.
No Chain.

Guide Price £120,000

General Comments

A beautifully presented one bedroom apartment situated in a modern retirement complex enjoying a southerly sunny aspect. The apartment is in close proximity to the city centre and its wide range of amenities. Lys Lander offers superb communal facilities including a day room, kitchen, conservatory and a communal laundry room. The apartments have been finished to an incredibly high standard, offering luxurious and flexible living.

Lys Lander is a modern retirement living development situated on Tregolls Road in Truro, Cornwall. Completed in late 2014 by McCarthy Stone, it is purposely designed for independent living for residents aged 60 and over.

The accommodation includes: entrance hall, living/dining room, kitchen, bedroom and shower room. To the rear of the property is off road parking which is available for residents on a permit arrangement. An internal inspection is highly recommended to appreciate all that this beautiful apartment has to offer.

Location

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

Entrance Hall

Doors to living room, bedroom, bathroom and the storage room.

Storage Room

7'7" x 4'5" (2.33m x 1.37m)
With light.

Sitting/Dining Room

11'2" x 23'6" (3.41m x 7.18m)
Window to front enjoying views. Electric fire with hearth and surround. Electric radiator. Space for dining table. Television and telephone points. Door to:

Kitchen

7'3" x 9'3" (2.22m x 2.84m)
Good range of base and eye level units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; ceramic hob with a stainless-steel chimney extractor hood over, high level single oven, fridge and freezer. Extensively tiled

splash-backs, fully tiled floor, ceiling spot light fitting. Window to the front.

Bedroom

9'11" x 16'11" (3.03m x 5.18m)
Window to front. Wall mounted electric radiator. Television and telephone points. Walk in wardrobe providing hanging and storage space.

Shower Room

6'8" x 6'11" (2.05m x 2.11m)
Modern white suite comprising low level w.c, vanity wash-hand basin with cupboards below, electric shaver point, shower with fully tiled walls. Electric heated towel rail, emergency pull cord.

Communal Facilities

Within the complex there are a number of communal facilities including a communal laundry room located on the ground floor. A living room and communal kitchen located on the lower ground floor also providing access to street level.

Tenure

LEASEHOLD - Remainder of a 125 year lease from 2014. Service charge of £238.30 per month (£2859.69 per annum (includes buildings insurance + water rate). Ground rent of £425 per annum.

Council Tax

Council Tax - Band B.

Services

Mains drainage, water and electricity.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

Directions

Enter Truro from the St Austell direction and proceed down Tregolls Road heading to the centre. Take the left hand junction onto Trelander Highway and then take the left hand turn almost immediately after into the Lys Lander development. The entrance hall can be found on your left hand side.

Data Protection

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."