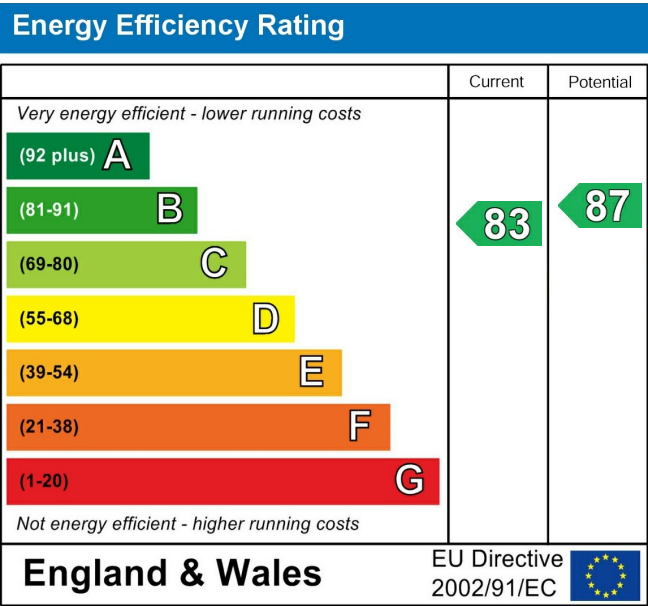
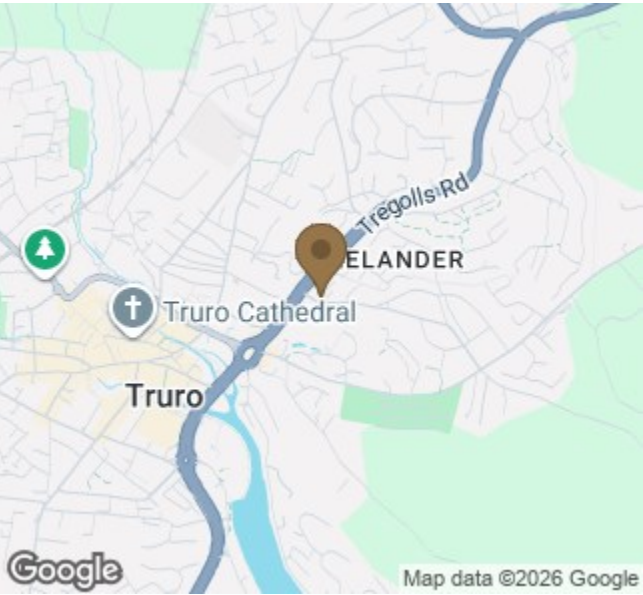
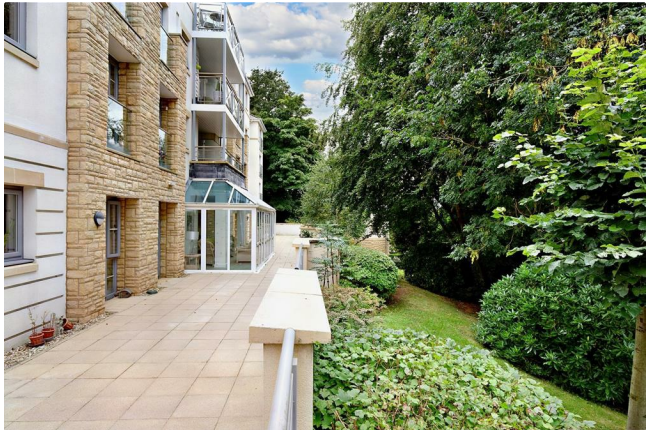




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Registered in England and Wales No. 10716544



14 Lys Lander

Tregolls Road, Truro, TR1 1GR

1 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Lys Lander could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £135,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment
- Living Room With Juliet Balcony
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Modern Bathroom With Walk In Shower
- Homeowners Lounge & Conservatory Where Social Events Take Place
- Laundry Room & Mobility Scooter Store
- Guest Suite Available For Visiting Friends & Family
- Landscaped Communal Gardens
- Cathedral City With Mainline Rail Links

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

14 Lys Lander, Truro

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 and 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.14

Occupying an excellent position on the ground floor, this one bedroom apartment is conveniently placed for the laundry and refuse room, along with the lift that serves all other floors with the homeowners lounge and mobility scooter store. This really is a comfortable and well appointed apartment having a spacious living room with door opening to a Juliet balcony, a fitted kitchen with a comprehensive range of integrated appliances, a double bedroom with walk in wardrobe and shower room.

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, along



with an emergency pull cord. Walk-in store cupboard with light and shelving housing the Gledhill water cylinder 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 double glazed door, with matching side panels, opening to a Juliet balcony. 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 pale wood units with contrasting worktops incorporating a stainless steel inset sink unit. Comprehensive range of integrated appliances comprising; four-ringed hob with a stainless-steel chimney extractor hood above, waist level oven, and a concealed fridge & freezer.

Double Bedroom

Double bedroom with double-glazed window. Walk in wardrobe with light and hanging & shelving.

Shower Room

White sanitary ware comprising; walk-in level access shower with a glazed shower screen and grab rail, close-coupled WC, wash-hand basin with storage cupboard below and mirror with strip light & shaver point above. Emergency pull cord, ceiling spot light, fully tiled walls and floor.

Parking

Parking is by annual permit at a cost of £250 per annum (subject to availability)

Additional Information & Services

- Ultrafast Full Fibre 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



 1 |  1 | Asking price £135,000

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.

Annual Service Charge: £2,859.69 for financial year ending 30/09/2026

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease

Lease 125 Years from 1st June 2014
Ground Rent: £425 per annum
Ground Rent review date: 1st 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.
- 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.

