

4 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	80	80
(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

Lower ground floor, one bedroom retirement apartment with access out on to a patio area from the living room. Close access to the lift that serves all floors.
Pet Friendly *Energy Efficient*

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Lys Lander, Tregolls Road, 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 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.

Entrance Hall:

With a solid Oak-veneered entrance door with spy-hole, security



intercom system that provides both a visual (via the homeowner's 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 double glazed door, with matching side panels, opening on to a patio area. Focal point 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 over, waist level oven and a concealed fridge and freezer.

Double Bedroom

Double bedroom with double-glazed window. Fitted double wardrobe with sliding mirrored doors.

Shower Room

Double glazed window. 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 integrated light above. Emergency pull cord, ceiling spot light, fully tiled walls and floor.

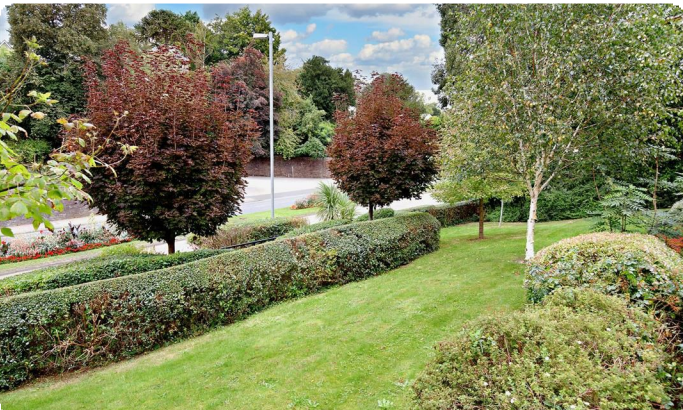
Parking

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

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



1 bed | £150,000

- 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: £2,782.17 per annum (for financial year ending 30/09/2025)

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 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 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.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

