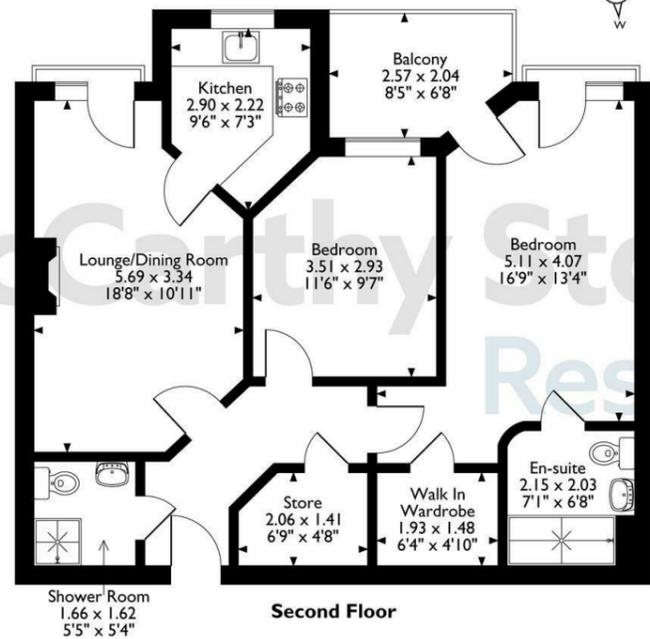


**31 Lys Lander**

Tregolls Road, Truro, TR1 1GR

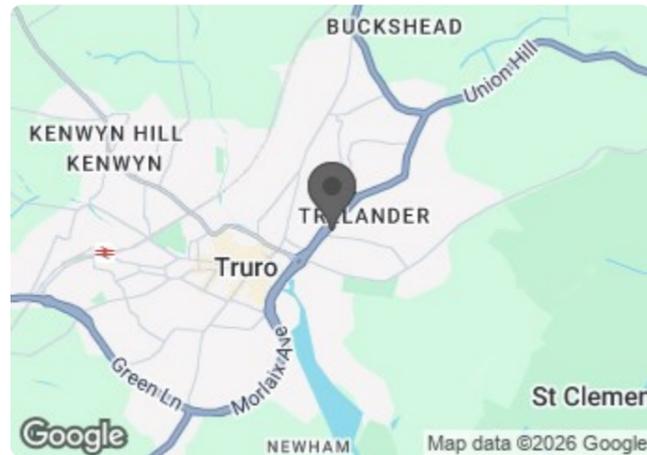
31 Lys Lander, Tregolls Road, Truro  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £267,500 Leasehold**

Situated on the first floor of this beautiful retirement development, is this well presented two double bedroom apartment with walk out balcony, plus two Juliet balconies, making the apartment bright and airy.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



# Lys Lander, Tregolls Road, Truro, TR1 1GR

## 2 Bed | £267,500

### Lys Lander:

Completed in late 2014 by the award-winning retirement home specialists McCarthy Stone, Lys Lander is a 'Retirement Living' development designed for independent living for those aged 60 and over. It offers a high quality of life combined with the reassurance of day-to-day support from the on-site House Manager, who ensures the smooth operation of the community.

Residents enjoy a range of extensive communal facilities, including a homeowners' lounge, laundry room, scooter store, and beautifully landscaped gardens. A well-appointed guest suite is also available for visiting family and friends, with a small nightly charge applied. The development is fully accessible via a lift that provides direct street-level access.

Each apartment benefits from a 24-hour careline facility and a secure audio-visual intercom system connecting to the main entrance. Additionally, every apartment is fitted with its own intruder alarm for added security and peace of mind.

### 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, Tesco and Aldi, as well as many independent retailers, coffee shops and eateries. As the county's Capital City, Truro enjoys excellent transport links by road and rail.

### No.31:

Situated on the first floor, Apartment No. 31 enjoys convenient access to the lift serving all floors. The spacious living room opens to a Juliet balcony, providing an abundance of natural light, while the well-appointed kitchen comes complete with integrated appliances. Both bedrooms are generously proportioned doubles. The principal bedroom benefits from an en-suite shower room, a walk-in wardrobe, and direct access to a private walk-out balcony, as well as an additional Juliet balcony. A separate guest shower room is located off the entrance hall, along with a walk-in airing cupboard/storage area offering practical additional space.

### Entrance Hall:

The property is accessed via a solid oak-veneered entrance door, complete with a spy-hole for added security. A security intercom system offers both audio and visual communication with the main development entrance, with video accessible through the homeowner's TV. A spacious walk-in storage cupboard is fitted with lighting and shelving, and houses the Gledhill boiler, which supplies domestic hot water. A concealed 'Vent Axia' heat exchange unit is also located within.

An emergency pull cord is installed for added peace of mind. A feature glazed, panelled door leads through to the inviting living room.

### Living Room:

A welcoming room with double glazed door with matching side panel opening to a Juliet Balcony. Modern, feature fireplace with inset electric fire. A feature glazed panelled door leads to the kitchen.

### Kitchen:

Excellent range of 'Maple effect' units with contrasting laminate worktops incorporating a stainless steel sink/drain unit. Integrated appliances comprise; four-ringed hob with a stainless-steel chimney extractor hood over, waist level oven and concealed fridge and freezer. Double-glazed window, extensively tiled splash-backs and fully tiled floor.

### Master Bedroom:

A generously sized double bedroom featuring a double-glazed door that opens onto the balcony, as well as an additional double-glazed door leading to a Juliet balcony, allowing for plenty of natural light and fresh air.

A walk-in wardrobe with automatic lighting offers ample space for hanging clothes and shelving, providing excellent storage.

### Balcony:

A lovely, covered walk out balcony accessed via the master bedroom.

### En-Suite Shower Room:

Fitted with a modern white suite comprising a walk-in, level-access shower with a glazed screen, a close-coupled WC, and a vanity unit with an inset wash-hand basin, storage cupboards below, and a mirror with strip lighting and a shaver point above. Additional features include a heated towel rail, emergency pull cord, and fully tiled walls and flooring for a sleek, low-maintenance finish.

### Bedroom Two:

A further double bedroom, which could alternatively be used as a study, separate dining room or second living room.

### Shower Room:

Stylishly appointed with a white suite, including a walk-in, level-access shower with a glazed screen, close-coupled WC, and a wash-hand basin. Additional features include a heated towel rail, emergency pull cord, and fully tiled walls and floor for a clean, contemporary finish.

### Parking:

Parking is by annual permit and is usually £250 per annum (subject to availability).

### Additional Information & Services:

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

### Lease:

Lease 125 Years from June 2014  
Ground Rent £495 per annum  
Ground Rent review date June 2029

### 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 to cover 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,289.54 per annum (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).

### 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.



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