McCarthy & Stone
RESALES

37 Lys Lander Tregolls Road, Truro, TR1 1GR
Asking price £160,000 Leasehold

For further details
please call 0345 556 4104

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Excellent one bed retirement apartment on the second floor close to lift service.

Introduction:
Situated on the second floor, this one bedroom former Show Apartment is conveniently located for the lift service to all other floors and the excellent communal facilities of Lys Lander. This is a comfortable and well appointed apartment having a spacious living room, a fitted kitchen with a comprehensive range of integrated appliances, excellent double bedroom and a modern wet room with double width, easy access, shower. The vendor advises that some furniture may be available for negotiation as part of the sale, if required.

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 is 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 a homeowner's lounge, laundry, scooter store and charming landscaped gardens to relax in. There is also a super guest suite widely used by visiting family and friends for which a small charge applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Lys Lander; there are always plenty of regular activities to choose from including; regular coffee mornings and afternoon teas, twice weekly keep fit classes, art group, Pasty lunches and Fish and Chip suppers, film afternoons and themed and seasonal events throughout the year. Whilst there is something for everyone, home owners can 'dip in or out' of activities as they wish.

Lys Lander is situated in the bustling cathedral city of Truro and 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 independent retailers, coffee shops and eateries. As the county's capital city, Truro enjoys excellent transport links by road and rail. A lift which leads from the development provides direct street level access.

Entrance Hall:
With a solid oak-veneered entrance door with spy-hole and a 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 connected to a 24 hour careline, 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:
An attractive room with a double-glazed window with a leafy outlook. Focal point fireplace with inset electric fire, electric panel heater, and a feature glazed panelled door leads to the kitchen.

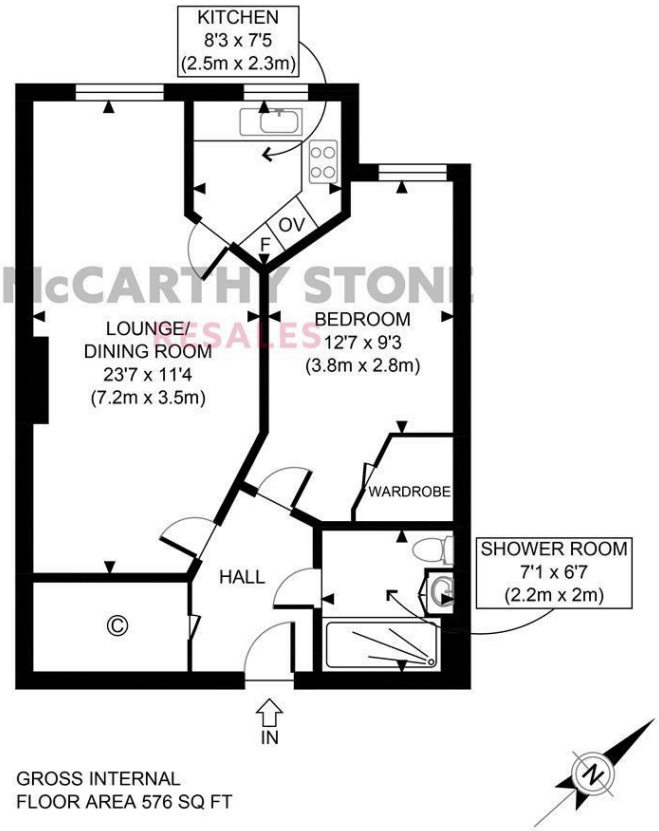
Kitchen:
Excellent range of 'Maple effect' units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Comprehensive range of integrated appliances comprise; four-ringed hob with a stainless-steel chimney extractor hood over, waist level oven and a concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor.

Bedroom:
A double bedroom having a double-glazed window. Electric panel heater and a useful walk-in wardrobe with auto light, ample hanging space and shelving.

Wetroom:
A modern wetroom style with a white sanitary ware comprising; a close-coupled WC, vanity wash-hand basin set into attractive furniture unit below and worktop over with mirror, strip light and shaver point, walk-in level access shower with a glazed shower screen. Electric heated towel rail, and electric wall heater, emergency pull cord and ceiling spot light. Fully tiled walls and floor.

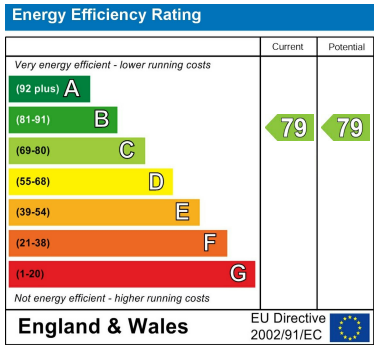
General:
All apartments have a 24-hour careline facility and secure intercom entry intercom providing both an audio and visual link to the development main entrance. Each apartment also has it's own intruder alarm. Private Car parking is available by permit with a charge of £250 per annum for which there may be a waiting list.

Lease
Lease 125 Years from 2014
Ground Rent £425 p.a.



McCARTHY STONE RESALES

APPROX. GROSS INTERNAL FLOOR AREA 576 SQ FT / 54 SQM	Lys Lander
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 22/06/21 photoplan



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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