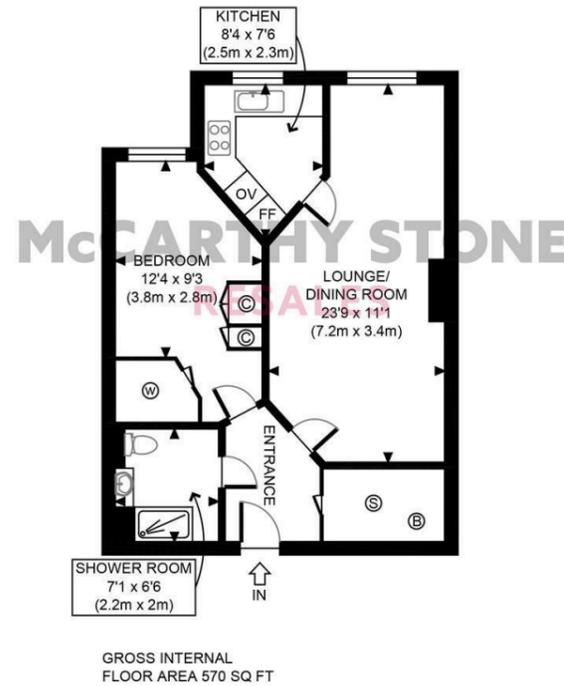


McCARTHY STONE RESALES

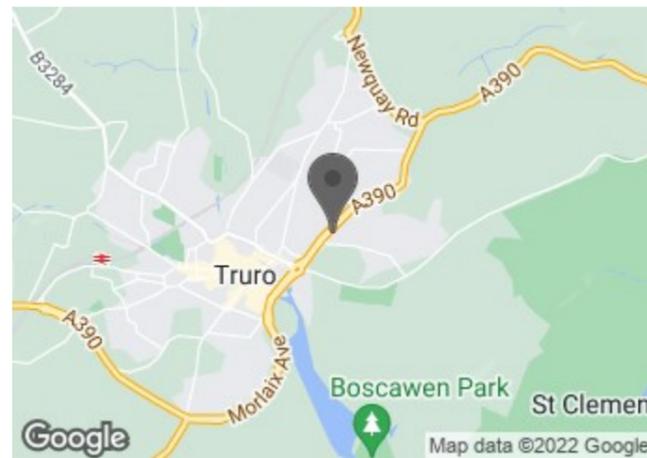
40 LYS LANDER TREGOLLS ROAD, TRURO, TR1 1GR



APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQM	Tregolls Road
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: 26/04/22
	photoplan



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A one bedroom, second floor retirement apartment, within this Retirement Living development with PLEASANT VIEWS.

McCARTHY STONE RESALES

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LYS LANDER, TREGOLLS ROAD, TRURO

1 BED | £160,000

INTRODUCTION:

Completed in late 2014 by award-winning retirement home specialists McCarthy and 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 the a super guest suite widely used by visiting family and friends for which a small charge of just £25 per night 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 there is certainly no obligation to participate and home owners can 'dip in and 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 independents retailers, coffee shops and eateries. As the Counties capital city Truro enjoys excellent transport links by road and rail. A lift leads from the development provides 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 home-owners 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' heat unit. A Feature glazed panelled door leads to the Living room.

LIVING ROOM:

A feature fire surround and pleasantly welcoming room with a double-glazed window. Electric panel heater, and a feature glazed panelled door leads to the kitchen.

KITCHEN:

With a double-glazed window. There is an 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. Electric panel heater and a walk-in wardrobe with auto light, ample hanging space and shelving.

WETROOM:

A modern wetroom style with a white suite comprising; a close-coupled WC, vanity wash-hand basin with cupboard 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 an charge of around £250 per annum for which there may be a waiting list.

LEASE

Service Charge £2164.70 p.a. up to financial year end 30/09/2022.
Lease 125 Years from 2014
Ground Rent £425 p.a.

