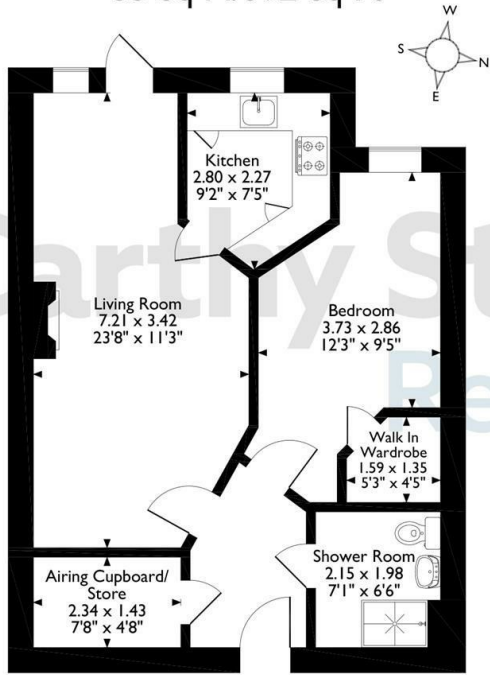


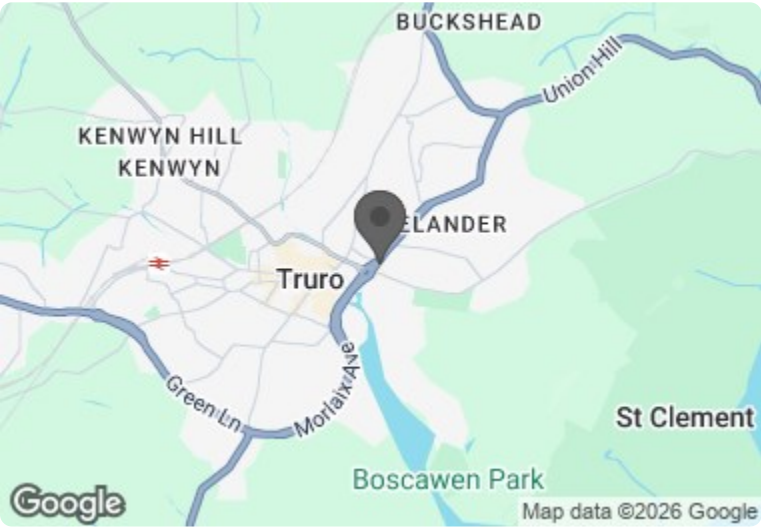
4 Lys Lander, Tregolls Road, Truro
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Lower Ground Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

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.



4 Lys Lander

Tregolls Road, Truro, TR1 1GR

PRICE
REDUCED



PRICE REDUCTION

Asking price £145,000 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*

Call us on 0345 556 4104 to find out more.

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.

No.4
No.4 is a beautifully presented lower ground floor apartment with direct access on to a pretty patio area. The accommodation comprises; a spacious living room with access out on to a patio area, a fitted kitchen with a comprehensive range of integrated



appliances, double bedroom with walk in wardrobe and an upgraded 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. 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



1 Bed | £145,000

- 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 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:£4,173.26 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).

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.

- Additional Information & Services**
- Ultrafast Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage



PRICE
REDUCED