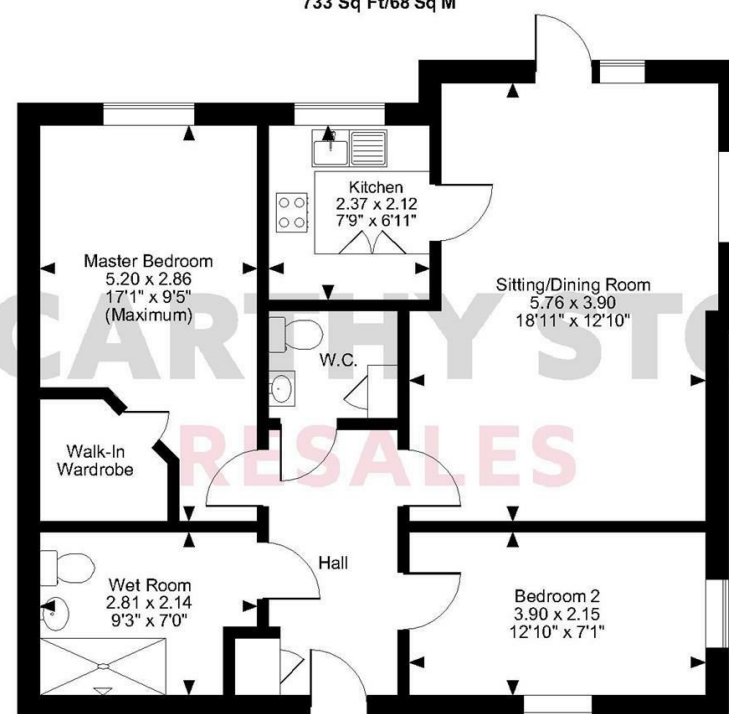


Lys Lander, Tregolls Road, Truro  
Approximate Gross Internal Area  
733 Sq Ft/68 Sq M

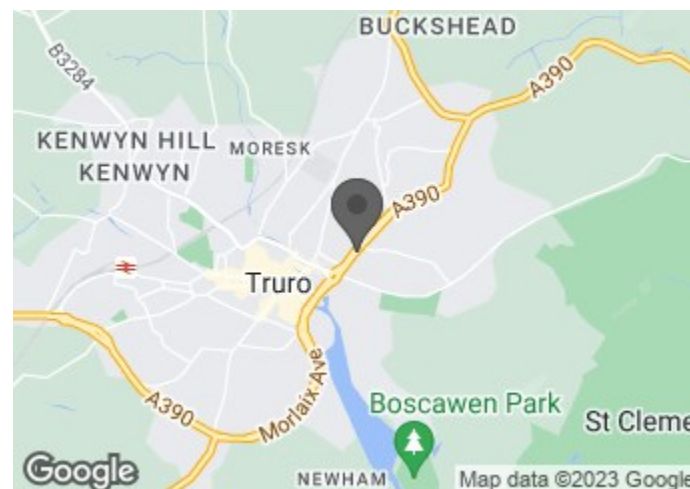


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

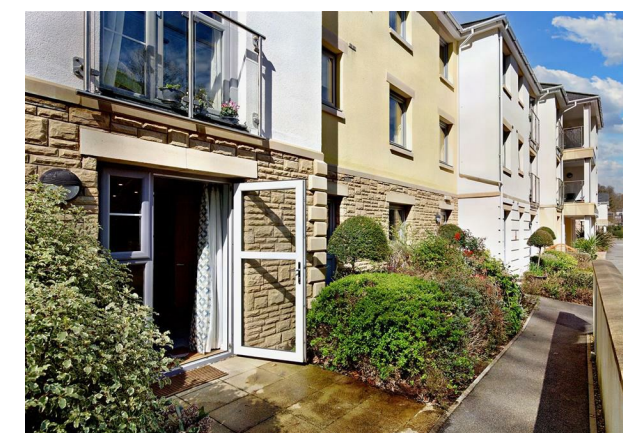
This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



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## McCARTHY STONE RESALES

### 16 LYS LANDER TREGOLLS ROAD, TRURO, TR1 1GR



With access out on to a pretty patio from the living room, this two bedroom ground floor retirement apartment offers very well presented accommodation, and is located close to the local amenities.

## ASKING PRICE £265,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# LYS LANDER, TREGOLLS ROAD, TRURO

2 BED | £265,000

### INTRODUCTION:

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 of just £25 per night applies. A lift leads down from the development providing direct street level access.

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 a twice weekly farmers market. 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 & Spencer, Tesco and Waitrose, 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 home-owners TV) and audio link to the main development entrance door. Emergency pull cord, store cupboard with light housing the Gledhill boiler supplying

domestic hot water and a concealed 'Vent Axia' unit. A Feature glazed panelled door leads to the Living room.

### SITTING/DINING ROOM:

A pleasant, welcoming room with double glazed patio door opening on to a patio area, along with direct, level access to the parking area. A further window to the side makes this a very light and airy room. Focal-point fireplace with inset electric fire, electric panel heater. Feature glazed panelled door leads to the kitchen.

### KITCHEN:

With a double-glazed window. Excellent range of 'Maple effect' units with contrasting laminate 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, concealed fridge and freezer and an under counter dishwasher. Extensively tiled splash-backs, fully tiled floor.

### BEDROOM ONE:

A double bedroom having a full height double-glazed window. Walk in wardrobe with auto light providing ample space for hanging and shelving.

### SHOWER ROOM:

A modern wetroom style with white sanitary ware comprising; walk-in level access shower with a glazed shower screen and grab rail, close-coupled WC, wash-hand basin storage cupboard below and mirror, strip light and shaver point above. Heated towel rail, emergency pull cord, wall mounted fan heater and ceiling spot light. Fully tiled walls and floor.

### BEDROOM TWO

A further double bedroom with two double glazed windows, currently used as an office, but could be used for a variety of uses. Wall mounted electric panel heater.

### CLOAKROOM

Close-coupled WC and wash-hand basin. Fully tiled walls and floor.

### FURTHER INFORMATION:

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. Parking is by allocated space subject to availability, the fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### LEASE

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

### SERVICE CHARGE

- Cleaning of all exterior windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas - including the laundry room
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,042.00 per annum (for financial year ending 30/09/2024)

