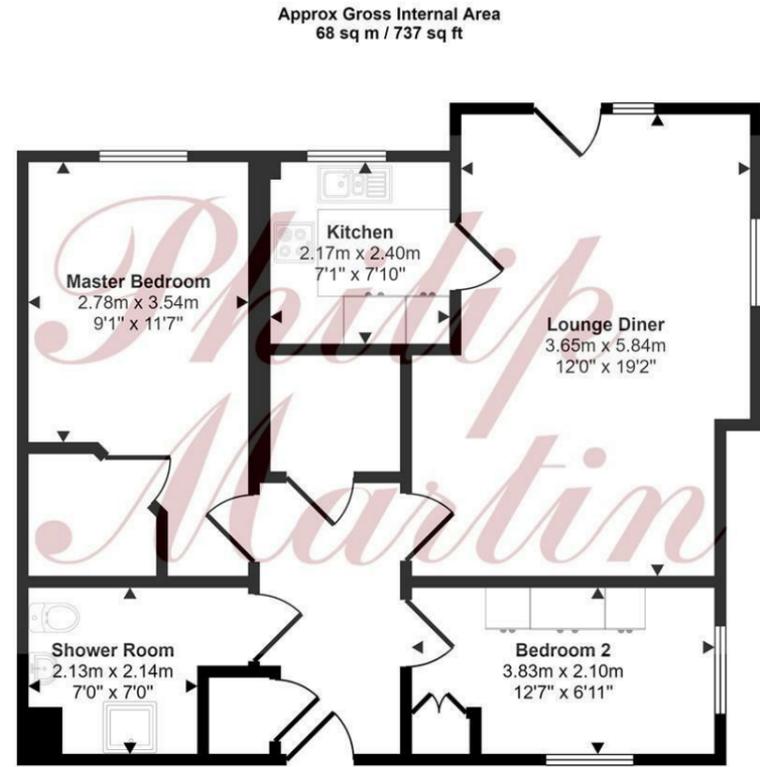


TREGOLLS ROAD, TRURO



Floorplan

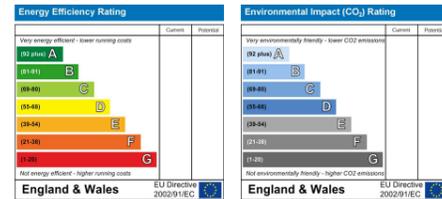
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- TWO BEDROOMS
- COMMUNAL LOUNGE
- SHOWER ROOM
- COUNCIL TAX - C
- BEAUTIFULLY PRESENTED
- COMMUNAL GARDENS
- SITTING/DINING ROOM
- LEASEHOLD

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

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42 LYS LANDER TREGOLLS ROAD, TRURO, TR1 1GR
TWO BEDROOM RETIRMENT APARTMENT IN TRURO

Beautifully presented two bedroom second floor apartment within a modern complex in a sought after location in the centre of the city. Accommodation comprises communal entrance, entrance hall, living room, kitchen, bedroom and a shower room. Other benefits include no onward chain, communal facilities, double glazing and permit parking. Viewing advised.

GUIDE PRICE £250,000

THE APARTMENT

Beautifully presented two bedroom apartment situated in a modern retirement complex enjoying a very green outlook, the property is in close proximity to the city centre and its wide range of amenities. Lys Lander offers superb communal facilities including a day room, kitchen, conservatory and a communal laundry room. The apartments have been finished to an incredibly high standard, offering luxurious and flexible living. The accommodation provides; entrance hall, living room, kitchen, bedroom and shower room. To the rear of the property is off road parking which is available for residents on a permit arrangement. An internal inspection is highly recommended to appreciate all that this beautiful apartment has to offer.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE

A wooden door opens into the:-

ENTRANCE HALL

Ceiling down lights and carpet. Doors to living room, two bedrooms, bathroom and the storage cupboard. Pull cord emergency panel. Two storage cupboards, one housing the water cylinder and the other provides a large walk in in airing cupboard.



BEDROOM ONE

A double bedroom with a UPVc window. Carpet, a ceiling mounted light and extractor. Wall mounted radiator. Large integral wardrobe which could possibly be converted into an en suite.

BEDROOM TWO

A dual aspect room offering a delightful green outlook. Bespoke Sharps integral wardrobes make the most of the space on offer. Carpet, ceiling light and wall mounted radiator.

SHOWER ROOM

A modern white suite comprising wet room shower with a wall mounted shower and glass screen. Vanity wash hand basin with cabinet below. Close coupled W.C. Electric shaver point, extractor, towel rail radiator, wall mounted electric heater. Tiled floor, tiled walls and ceiling light. Emergency pull cord.

SITTING/DINING ROOM

Front aspect UPVc double glazed door to Juliet Balcony with matching UPVc window to the side. Electric fire with hearth and surround. Ceiling light, carpet, electric radiator and space for a dining table. Television point and telephone point. Door to the:-

KITCHEN

Front aspect UPVc double glazed window. Fitted kitchen with a range of wall and base cabinets incorporating cupboards and drawers, roll edge worktops and an inset stainless steel sink, drainer with central mixer tap. Eye level electric cooker with a four ring electric hob and cooker hood over. Integral fridge and freezer. Tiling to the up-stand, ceiling lights, extractor fan and tiled floor.



COMMUNAL FACILITIES

Within the complex there are a number of communal facilities including a communal laundry room located on the ground floor. A living room and communal kitchen located on the lower ground floor also providing access to street level.

SERVICES

Mains drainage, water and electricity.

Lease - Remainder of a 125 year lease from 2014. Service charge of £289.10 per month (includes buildings insurance + water rate).

Council Tax - Band C.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Enter Truro from the St Austell direction and proceed down Tregolls Road heading to the centre. Take the left hand junction onto Trelander Highway and then take the left hand turn almost immediately after into the Lys Lander development. The entrance hall can be found on your left hand side.