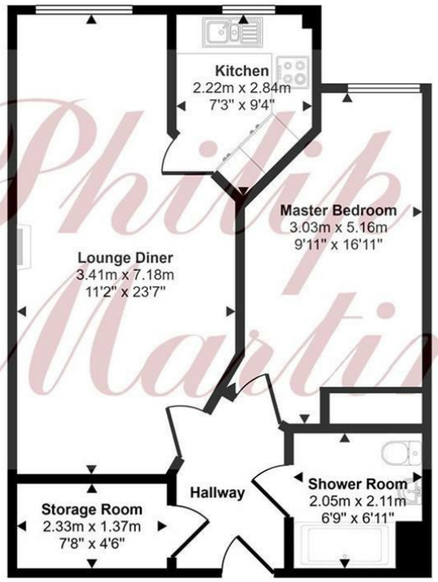
TREGOLLS ROAD, TRURO



Approx Gross Internal Area
53 sq m / 573 sq ft



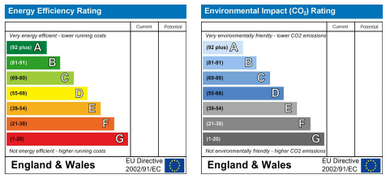
Floorplan

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

- SOLD WITH NO CHAIN
- MANAGED COMPLEX
- COMMUNAL FACILITIES
- SHOWER ROOM
- CITY CENTRE LOCATION
- OFF ROAD PARKING
- KITCHEN
- FIRST FLOOR

Energy performance rating



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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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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21 LYS LANDER TREGOLLS ROAD, TRURO, TR1 1GR

IMMACULATE ONE BEDROOM APARTMENT SOLD WITH NO CHAIN

A well-presented one-bedroom retirement apartment enjoying a pleasant southerly aspect, within the popular Lys Lander development on Tregolls Road. Built by McCarthy Stone in 2014 for independent living for residents aged 60 and over, Lys Lander offers excellent communal facilities and is conveniently located for Truro city centre. The apartment comprises an entrance hall, living/dining room, kitchen, bedroom and shower room, with off-road parking available on a permit basis.
Sold with no onward chain. Internal viewing highly recommended.

EPC-C. Leasehold. Council Tax- B.

Guide Price £125,000

GENERAL COMMENTS

A well-presented one-bedroom apartment within the popular Lys Lander retirement development on Tregolls Road, conveniently located for Truro city centre and its excellent range of amenities.
Completed by McCarthy Stone in 2014, Lys Lander is designed for independent living for residents aged 60 and over, with excellent communal facilities including a day room, conservatory, kitchen and laundry room.
The apartment enjoys a pleasant southerly aspect and offers an entrance hall, living/dining room, kitchen, bedroom and shower room. Residents also benefit from off-road parking available on a permit basis. Sold with no chain an internal viewing is highly recommended.

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.

ENTRANCE HALL

SITTING/DINING ROOM

11'2" x 23'6" (3.41m x 7.18m)
Balcony to front enjoying views of Truro, electric fire and electric heater.

KITCHEN

7'3" x 9'3" (2.22m x 2.84m)
Good range of base and eye level units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; ceramic hob with a stainless-steel chimney extractor hood over, high level single oven, fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting. Window to the front.

MASTER BEDROOM

9'11" x 16'11" (3.03m x 5.16m)
Window to the front. Built in wardrobe. Electric Heater.

SHOWER ROOM

6'8" x 6'11" (2.05m x 2.11m)
Modern white suite incorporating a low-level WC and vanity wash-hand basin with useful storage cupboards beneath. There is an electric shaver point, shower with fully tiled walls, electric heated towel rail and emergency pull cord.

STORAGE ROOM

7'7" x 4'5" (2.33m x 1.37m)

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.

TENURE

Leasehold.
Service charge £3,099.80 per annum (for financial year ending 30/09/2027)
Lease 125 Years from 1st June 2014
Ground Rent: £425 per annum













COUNCIL TAX

B.

SERVICES

Mains water, electric and drainage.

N.B

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

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.

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.