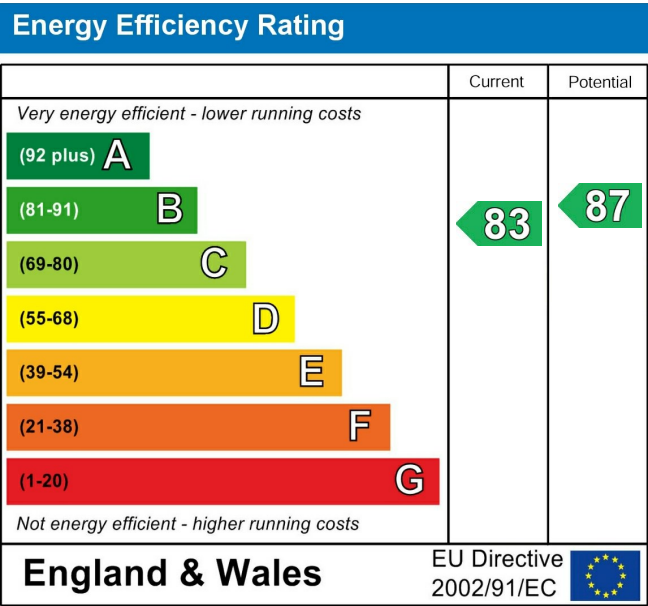
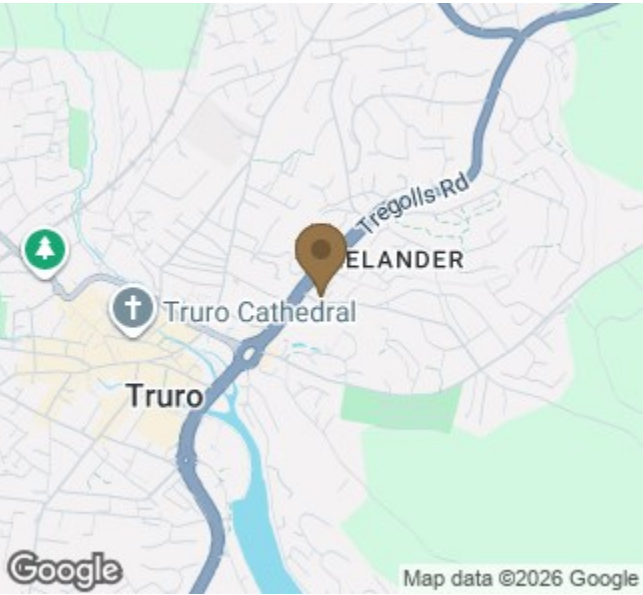
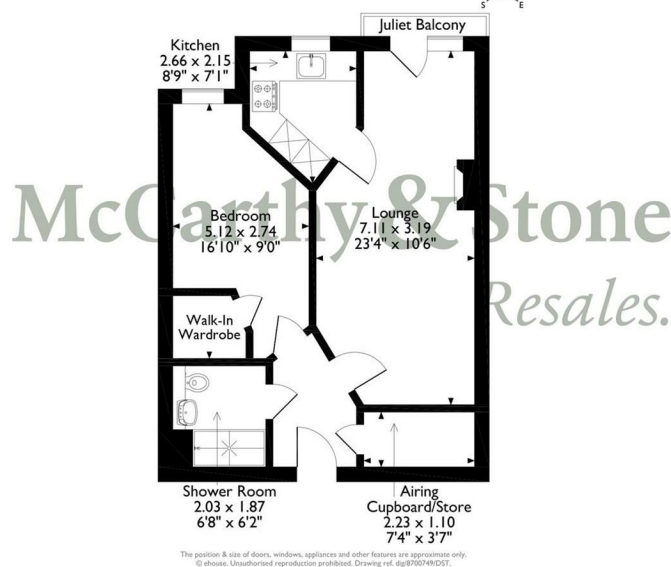
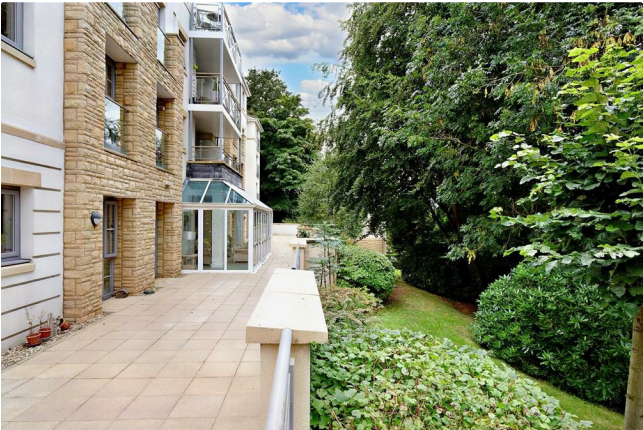


14 Lys Lander, Tregolls Road, Truro, Cornwall
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



14 Lys Lander

Tregolls Road, Truro, TR1 1GR



Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Lys Lander could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £135,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment
- Living Room With Juliet Balcony
- Double Bedroom With Walk In Wardrobe
- Homeowners Lounge & Conservatory Where Social Events Take Place
- Landscaped Communal Gardens
- Laundry Room & Mobility Scooter Store
- Exellent House Manager Oversees The Running Of The Development
- Secure Entry System & 24/7 Careline
- Guest Suite Available For Visiting Friends & Family
- Cathedral City With Mainline Rail Links

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

14 Lys Lander, 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 and 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.

14 Lys Lander

Occupying an excellent and convenient ground floor position, No.14 Lys Lander is a well-presented one bedroom retirement apartment, ideally placed for easy access to the laundry and refuse room, as well as the lift which serves all other floors with the homeowners' lounge and mobility scooter store.

This comfortable and well-appointed apartment enjoys a pleasant North/East facing aspect and offers a spacious living room, complete with a modern focal point fireplace with inset electric fire, creating a warm and inviting centrepiece. A door opens from the living room to a Juliet balcony, allowing plenty of natural light and providing a pleasant outlook.



The fitted kitchen is well equipped with a comprehensive range of integrated appliances, while the generous double bedroom benefits from a useful walk-in wardrobe. The contemporary shower room features a convenient level access shower, while a separate walk-in store/airing cupboard provides valuable additional storage space.

An appealing combination of comfort, practicality and a convenient ground floor location, making this an ideal retirement apartment.

Parking

Parking is by annual permit at a cost of £250 per annum (subject to availability)

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle

The Communal Lounge is at the heart of the community at Lys Lander and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Lys Lander is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas



 1 |  1 | Asking price £135,000

- 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.

Annual Service Charge: £3,099.80 for financial year ending 30/09/2027.

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.

