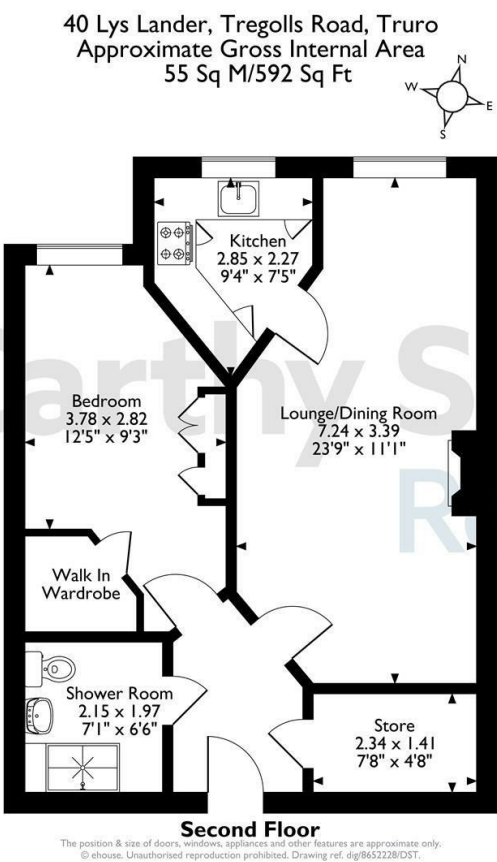
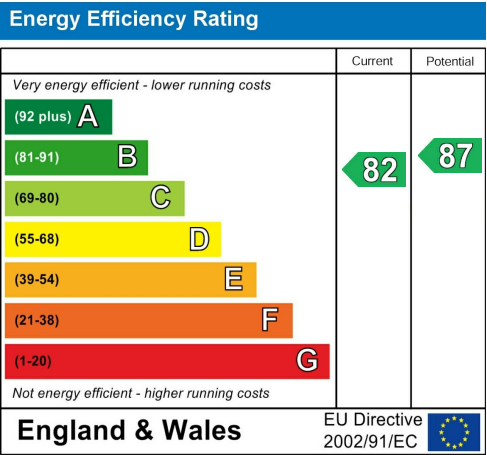




Council Tax Band: B



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40 Lys Lander

Tregolls Road, Truro, TR1 1GR



Asking price £150,000 Leasehold

Top floor, one bedroom retirement apartment with a lovely outlook from all windows.
Close to lift that serves all floors.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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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.

40 Lys Lander

Occupying an enviable top floor position, Apartment No.40 is a beautifully situated one bedroom retirement apartment, conveniently positioned close to both the lift and stairs serving all floors. A particular highlight of this lovely apartment is the fabulous far-reaching views enjoyed from all of the windows, creating a wonderful sense of space and providing an attractive outlook.

The spacious living room offers a comfortable and welcoming setting for both relaxing and entertaining, with the excellent outlook

allowing plenty of natural light into the room. A focal point modern fireplace with inset electric fire creates an attractive and cosy centrepiece to the room. The well-appointed fitted kitchen is conveniently positioned off the living room and benefits from a comprehensive range of integrated appliances.

The generous double bedroom features a useful walk-in wardrobe, providing excellent storage, while the bathroom is fitted with a convenient walk-in shower.

Enjoying a pleasant North/West facing aspect, this appealing top floor apartment combines a lovely elevated position, fabulous views and well-planned accommodation, making it an ideal retirement home.

Parking

Private Car parking is available by permit with an charge of around £250 per annum (please check with the House Manager for current availability)

Additional Information & Services

- Standard 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:

1 Bed | £150,000

- 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
- 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 to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease

Lease term: 125 Years from 2014
Ground rent: £425 per annum
Ground rent review: 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.

