Excellent

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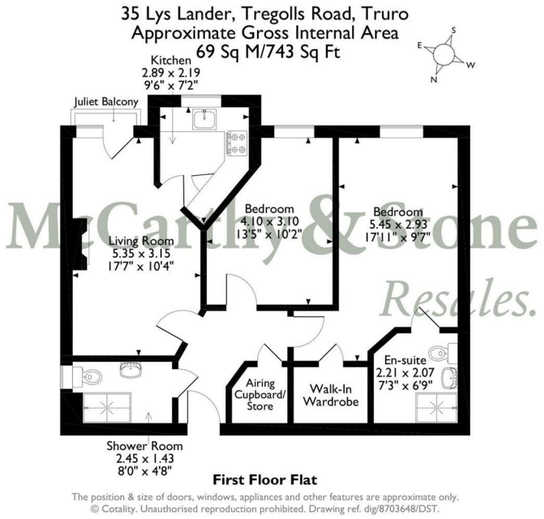

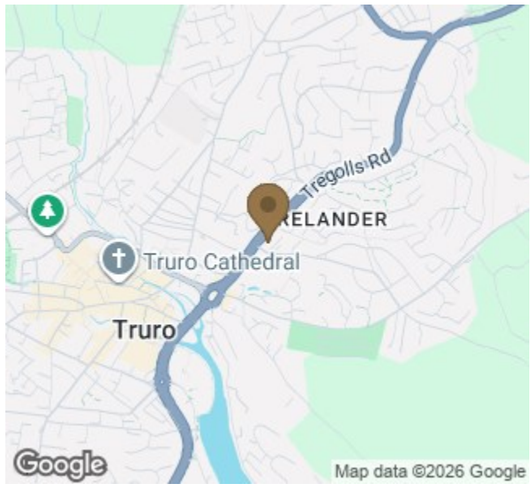

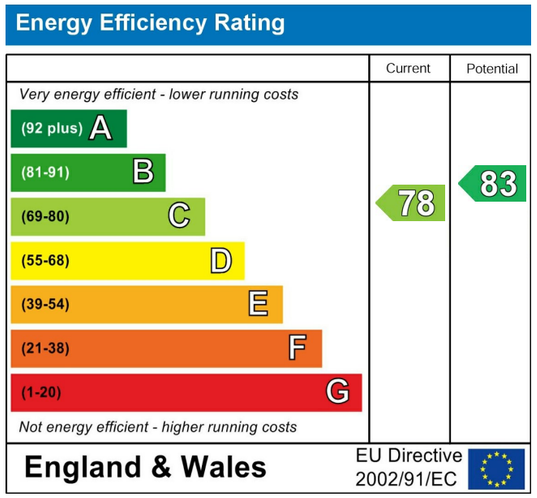

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

35 Lys Lander

Tregolls Road, Truro, TR1 1GR

2 | 2 | Council Tax Band: C

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 35 Lys Lander could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- Living Room With Juliet Balcony
- Well Equipped Kitchen With Integrated Applicances
- Two Bedrooms - Principal Bedroom With En-Suite & Walk In Wardrobe
- Additional Shower Room
- Homeowners Lounge & Sun Room
- Laundry Room & Mobility Scooter Store
- Cathedral City With Mainline Rail Links
- House Manager Oversees The Smooth Running Of the Development
- Guest Suite Available For Visiting Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Lys Lander, Truro

2 | 2 | Asking price £230,000

Lys Lander:
Completed in late 2014 by the award-winning retirement home specialists McCarthy Stone, Lys Lander is a 'Retirement Living' development designed for independent living for those aged 60 and over. It offers a high quality of life combined with the reassurance of day-to-day support from the on-site House Manager, who ensures the smooth operation of the community.

Residents enjoy a range of extensive communal facilities, including a homeowners' lounge, laundry room, scooter store, and beautifully landscaped gardens. A well-appointed guest suite is also available for visiting family and friends, with a small nightly charge applied. The development is fully accessible via a lift that provides direct street-level access.
Each apartment benefits from a 24-hour careline facility and a secure audio-visual intercom system connecting to the main entrance. Additionally, every apartment is fitted with its own intruder alarm for added security and peace of mind.

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, Tesco and Aldi, as well as many independent retailers, coffee shops and eateries. As the county's Capital City, Truro enjoys excellent transport links by road and rail.

No.35:
Situated on the first floor and conveniently positioned close to the lift serving all floors, Apartment 35 is a spacious and well-appointed two-bedroom apartment, enjoying a desirable south/south-east facing aspect and an attractive outlook over the quieter front of the development.

The welcoming entrance hall leads into a generous living room, which benefits from a Juliet balcony, allowing plenty of natural light to flood the room and providing an attractive outlook over the front of the development. The adjoining kitchen is well equipped with a range of integrated appliances, providing a practical and comfortable space for everyday living.

Both bedrooms are generously proportioned double rooms. The principal bedroom benefits from the added convenience of a walk-in wardrobe and en-suite shower room, providing excellent storage and privacy. The second bedroom offers versatile additional accommodation and could also be used as a comfortable guest bedroom or hobby room.

A separate guest shower room is conveniently located off the entrance hall, while a useful walk-in airing cupboard/storage area provides valuable additional storage space.

With its bright south/south-east facing aspect, peaceful outlook over the quieter front of the development, generous room proportions and convenient first-floor position close to the lift, Apartment 35 offers comfortable and well-planned accommodation in a desirable setting.

Additional Information & Services:
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking:
Parking is by annual permit and is usually £250 per annum (subject to availability).

Social Lifestyle
At Lys Lander you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

Landscaped Gardens
One of the main social hubs of Lys Lander is the 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.

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

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
- Contingency fund to cover 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,649.70 per annum (for financial year ending 30/09/2027)

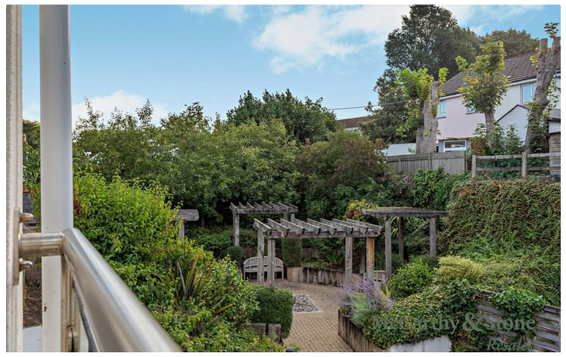
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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.