



9 Lys Lander, Truro

£275,000



CLIVEPEARCE

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This exceptionally spacious two double bedroom apartment offers comfortable independent living in a great location.

Property Description

Why You'll Like It

The purpose built Lys Lander McCarthy Stone development is the perfect place for the over 60s to relax and feel at home. This two double bedroom ground floor apartment has super views through the trees to The Alverton Hotel across the road (a lovely place for afternoon tea or a special meal). Inside the apartment there is a spacious entrance hallway. A large walk-in cupboard houses the electric boiler and provides ample storage space. There's a spacious living / dining room with the view into the trees. All the heating is electric and there are double glazed windows. The kitchen is beautifully appointed with base and wall units with plenty of work surface space and has a integrated fridge / freezer, single electric oven, ceramic electric hob and chimney extractor The main bedroom is a generous double and has a walk-in wardrobe. There is a well designed and equipped bath room. The second bedroom is a good size and there is a shower room which also doubles as a cloakroom. The building has a house manager who's office is by the impressive entrance foyer. There's a guest suite which can be booked for visitors to stay and the building has a lift to all floors. There is a delightful home owners lounge with conservatory and a sunny terrace with patio furniture. A 24 hour care line system is installed and there is a video entry system connecting the apartment to the front door of the building. Other useful facilities include a bin store and recycling room, laundry room and mobility scooter parking and charging. There is car parking for home owners who can rent a space by agreement with McCarthy Stone and is subject to availability.

Where It Is

Set back off leafy Tregolls Road, Lys Lander is within a short stroll of the City centre and all the amenities that it has to offer. The Cathedral City of Truro has a lovely array of shops, restaurants, cafes and bars. Transport links are excellent with a large bus station and a mainline train station with a regular service to London and the North. The farmers market is a great place to pick up fresh local vegetables, fish and meat.

Services and Tenure

Leasehold Council Tax Band C. Mains electric, water and drains. Ground rent £247.50 6 Monthly Service Charge £289.14 Monthly Financial year runs 30th June - 30th June Lease 125 years from June 2014.

McCarthy and Stone Living

Around the apartment there are emergency alarm cords and all owners are provided with a personal alarm pendant which will activate the emergency call system and there is House Manager on duty on from 9am to 3pm Monday to Friday and a 24 hour care line answering service is in operation outside these hours. The apartments are approached via a communal entrance hallway which has the manager's office and a guest suite which is available at £25 per night. In addition, there is a laundry room, refuse room and a mobility scooter store (£10 per month) which has access down to the street level via an internal lift for access to Truro city centre and it's facilities. At lower ground floor level, there is a superb home owners lounge and conservatory with access to the communal gardens.

Important Information

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FLOORPLAN INTENDED AS A GUIDE TO THE LAYOUT ONLY AND IS NOT ACCURATE OR TO SCALE



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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