

STAGS

22 Tregolls Lodge

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St. Clements Hill, Truro, TR1 1GW

Truro - 0.5 miles. Falmouth - 13 miles. St Agnes - 12 miles.

A modern first floor retirement apartment, perfectly situated in close proximity to Truro City centre.

- Modern Fitted Kitchen With Integrated Appliances
- First Floor Apartment
- Residents Lounge
- Organised Events
- Council Tax Band - B
- Overlooking Beautifully Landscaped Gardens
- 24 Hour Careline System
- Neutral Modern Decor
- Allocated Parking Space
- Leasehold

Guide Price £180,000

LOCATION

Tregolls Lodge is an impressive development of 59 apartments situated close to the City centre, and within easy access to many local amenities and transport is easily accessible with buses connecting to many of the surrounding towns and villages in Cornwall. Truro Railway Station connects the City to the rest of the country.

Rich in history and architectural heritage, Truro has the distinction of being the only City in Cornwall. Dominated by the splendid three spired cathedral standing at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county.

This apartment complex stands centrally within the City allowing excellent access to the bus and train stations located just a short walk from the apartment. The rail line links directly with London Paddington. Newquay airport a little further up the county offers a number of scheduled domestic and international flights departing daily.







DESCRIPTION

A wonderful opportunity to purchase a beautiful, one bedroom retirement apartment within this stunning development, overlooking the neatly landscaped gardens.

This modern first floor retirement apartment, perfectly situated in close proximity to Truro city centre. Designed with comfort, convenience, and an active retirement lifestyle in mind, this apartment offers a peaceful haven overlooking the well tended gardens, within easy reach of all the amenities and attractions the City has to offer.

SERVICES

Mains electricity, water and drainage are connected. Electric heating.
Broadband is available(Ofcom). Mobile phone: 02, EE, Three and Vodaphone are likely (Ofcom).
Satellite and Fibre: Sky and BT are available (Ofcom). Council Tax Band - B

Tregolls Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

TENURE

Leasehold with the remaining balance of a 125 year lease term, commencing 2016.

GROUND RENT & SERVICE CHARGE

Ground rent £888 pa. Service charge £3,895 pa. Reviewed annually.

VIEWINGS

Strictly by prior appointment with Stags' Truro office.

AGENTS NOTE

Tregolls Lodge is managed by Churchill Estates Management, who work closely with Churchill Living and requires at least one apartment owner to be over the age of 60 with any second owner over the age of 55. A guest suite is available for friends and family to stay in with prices available from the Lodge Manager.



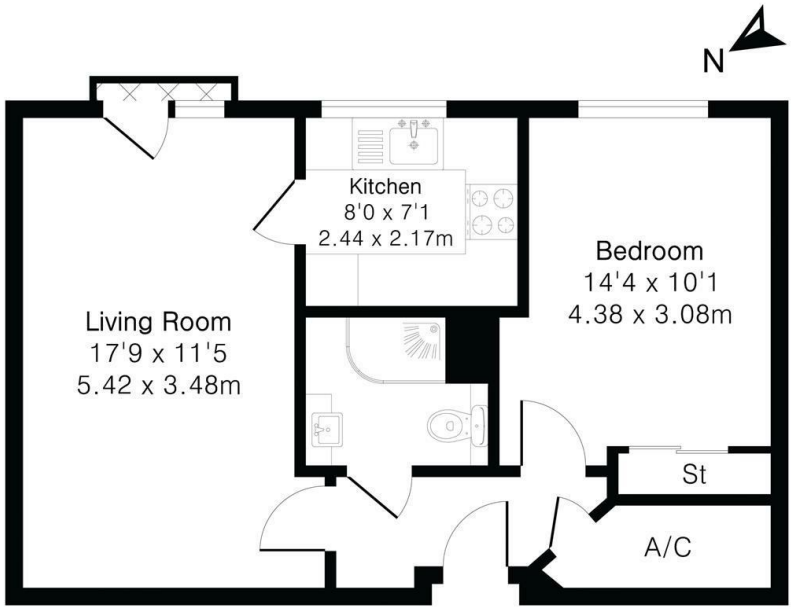




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Approximate Gross Internal Area 499 sq ft - 46 sq m

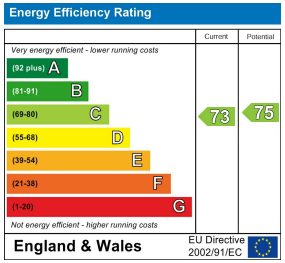


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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