



**Asking Price £220,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

29, Tregolls Lodge St. Clements Hill, Truro, Cornwall, TR1 1GW

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Tregolls Lodge

Tregolls Lodge is an impressive development of 59 one and two-bedroom retirement apartments situated in the historic city and port of Truro.

Located on the edge of the city centre, the development is within easy access to many local amenities, shops, restaurants and cafes. Truro's most recognisable feature is its Cathedral, rising 76 metres above the city at its highest spire. The Victoria Gardens are near the city centre and provide a haven of peace.

Local transport is excellent 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.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to use. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

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.

Tregolls Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Tregolls Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

## \*\*ONE BEDROOM RETIREMENT APARTMENT WITH JULIET BALCONY\*\*

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom second floor apartment conveniently located for the lift and stairs. The property offers deceptively spacious accommodation and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens onto a Juliet Balcony and another leads through to the kitchen.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, a fridge and freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us to book your viewing at Tregolls Lodge!



# Features

- One bedroom second floor apartment with Juliet Balcony
- Conveniently located for the lift and stairs
- Good decorative order throughout
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge and Coffee Bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year ending 31st May 2027): £3,169.13 per annum.

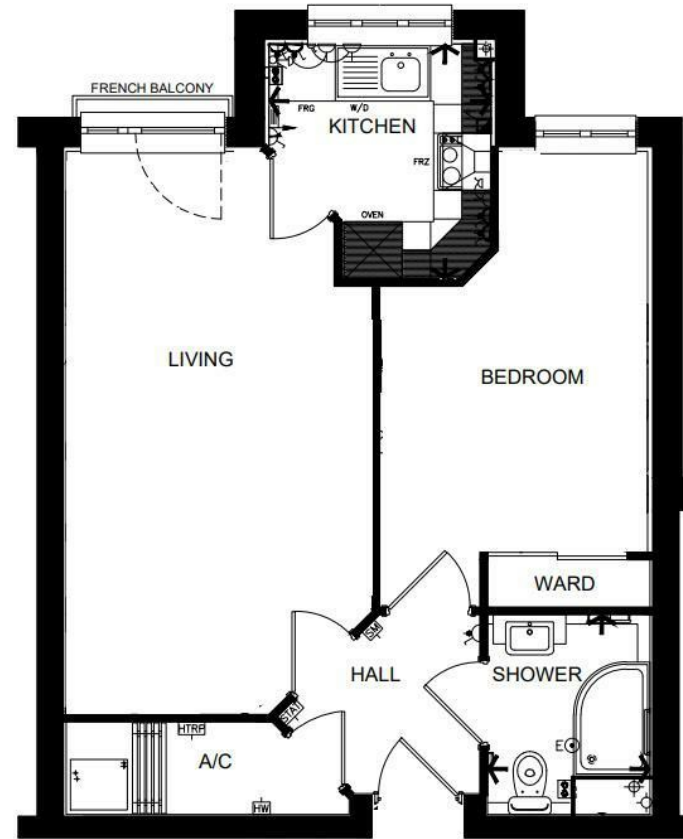
Ground rent £817.86 per annum.

Council Tax Band B

125 year Lease commencing 2016

Please check regarding Pets with Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, apartment heating via the Air Source Heat Pump, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.



EPC Rating: C

Living	Width 10'-6" [3205] max	Length 19'-5" [5910] max
Kitchen	Width 7'-8" [2325] max	Length 8'-1" [2465] max
Shower Room	Width 5'-7" [1700] max	Length 6'-11" [2100] max
Bedroom	Width 9'-3" [2805] max	Length 13'-10" [4210] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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