



# Lys Lander

Retirement apartments in the heart of Truro



McCarthy & Stone 

# Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. Lys Lander is a contemporary development of 27 one and 18 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having a walk in wardrobe\*, as well as the clever room design that makes the most of the natural light.

The development benefits from a street level shoppers entrance on Tregolls Road with a lift up to the ground floor.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a homeowners' lounge with conservatory overlooking the terrace and garden. The development maintenance, such as gardening and window cleaning, is covered in the service charge. It really is life made easier.



*"I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone."*

John Henley, Homeowner - Pitlochry







# Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. With an elegant façade, Lys Lander has been created to blend in with the local architecture of Truro.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, with features like double glazing and insulation, giving you some respite from soaring energy costs.

Sometimes it's the little extras that make all the difference. Like having en-suite guest accommodation with TV and tea and coffee making facilities available at a modest charge<sup>^</sup> for your friends and family to stay in, and your well behaved pet is welcome to join you in your apartment too. Ask your sales consultant for more details.

The development also features a fully equipped laundry room, a mobility scooter store and charging room and private car parking on site\*. The homeowners' lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



<sup>^</sup>Typically £25 per night. \*Subject to availability.



\*Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.



## Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service<sup>†</sup> when you move to help you put up some shelves or hang curtains.



# Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry room, homeowners' lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.



*"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."*

Barbara Smith, Homeowner - Hyde





Peace of mind is provided by your House Manager





## Apartment features at Lys Lander

### General

- Double glazing
- Walk out balconies to selected apartments
- French balconies to selected apartments
- Walk in wardrobe to selected apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

### Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

### Shower room

- Fitted and tiled with level access shower
- En-suite shower room in selected apartments
- Fitted mirror
- Electric shaver socket

- Heated towel rail
- Extractor ventilation

### Heating and finishes

- Electric panel heaters
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

### Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment.





## Development features

- Homeowners' lounge with conservatory
- House Manager
- Guest suite
- Laundry room
- Lifts
- Landscaped garden
- Mobility scooter store
- Car parking available on site to resident permit holders (Please ask the sales consultant for more details).

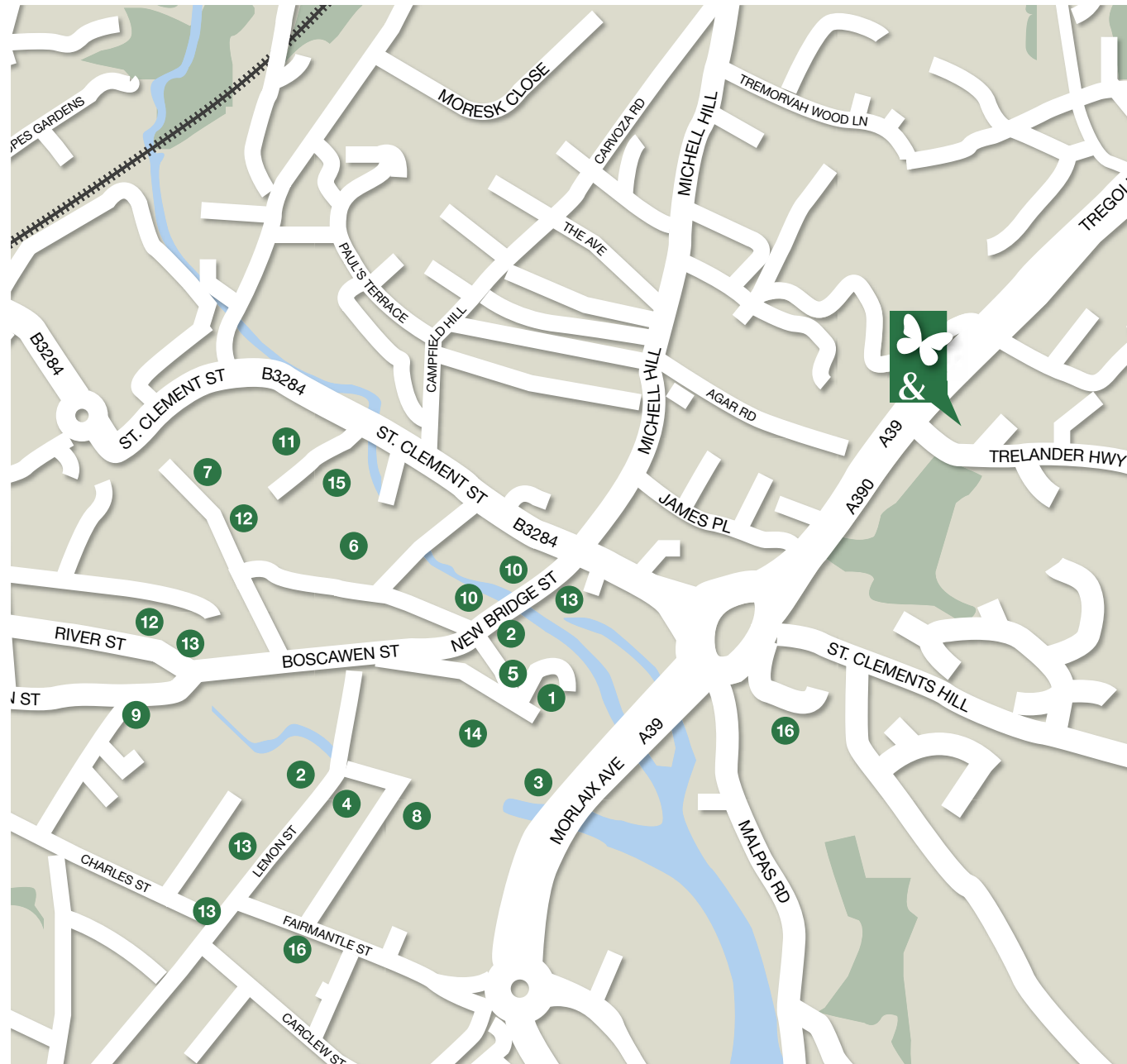


Guest suite



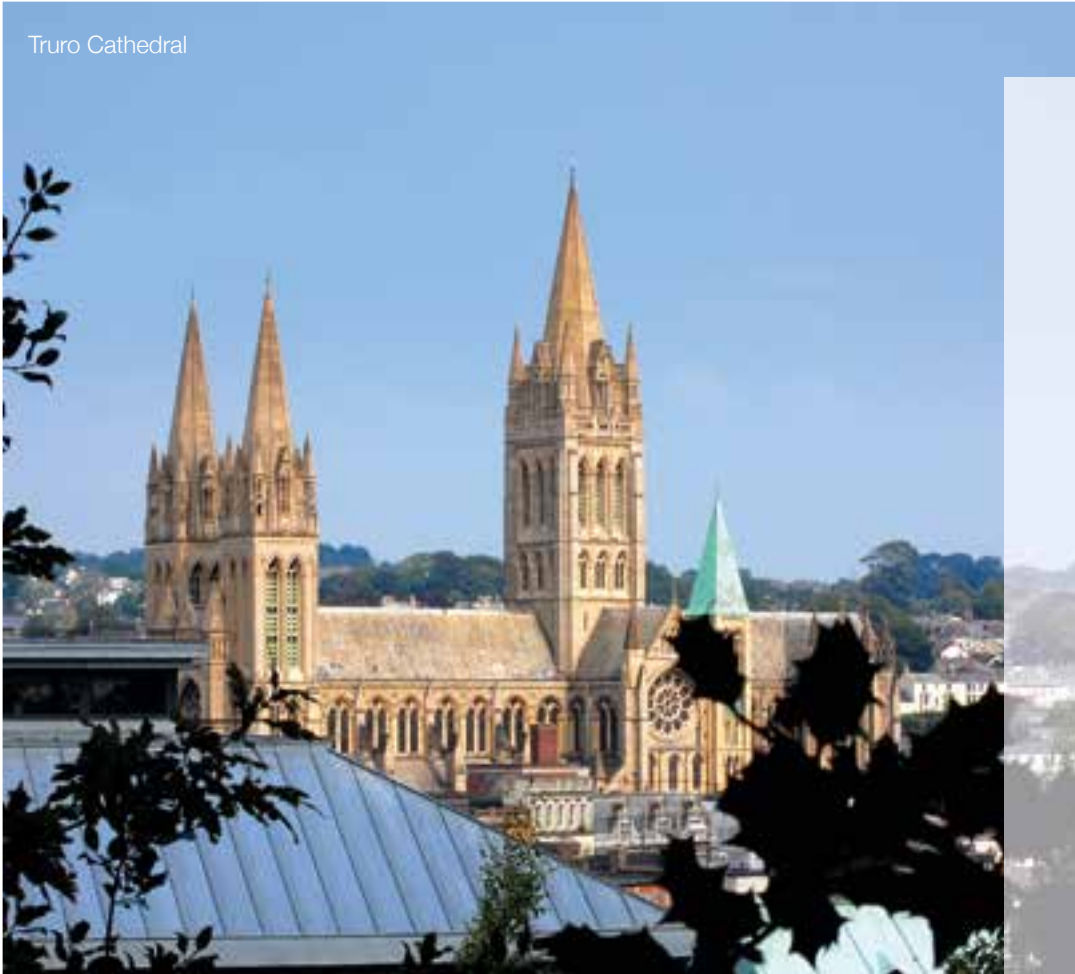
# Lys & Lander

- 1 Bank
- 2 Bakery
- 3 Bus Station
- 4 Butcher
- 5 Café
- 6 Cathedral
- 7 Chemist
- 8 Department Store
- 9 Green Grocer
- 10 Hairdresser
- 11 Library
- 12 Newsagent
- 13 Optician
- 14 Pannier Market
- 15 Post Office
- 16 Supermarket





Truro Cathedral



## Life in Truro

The bustling Cathedral City of Truro in Cornwall is approximately 9 miles from the south Cornish coast, within easy reach of many of the beautiful beaches on the Cornish Riviera. It is known for its shopping and the famous Cathedral spire which dominates the skyline. Truro has a compact yet vibrant city centre boasting beautiful architecture, art and culture as well as thriving markets.

At Lys Lander you will benefit from a street level dedicated shoppers entrance with a lift through a Turret, enabling you to gain access to the centre of Truro. Here you will find a wide variety of shops including Tesco, Debenhams and Marks & Spencer as well as independent shops and restaurants. Much of the city centre is pedestrianised and there is a large indoor market on Lemon Quay where Farmers' Markets take place.

As Cornwall's capital city and with its central location in the county it has excellent transport links and is the perfect base from which to explore Cornwall. The bus and coach station is situated next to Lemon Quay, right in the heart of the city whilst Truro's train station is on the mainline between London and Penzance and is less than one mile from the town centre.



Lemon Quay



Truro River



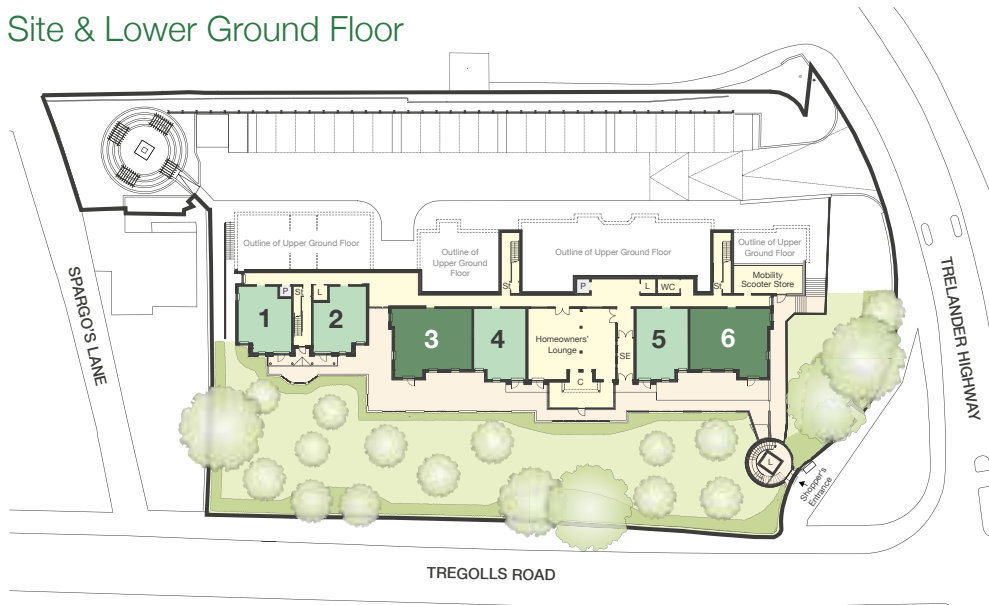
Victoria Gardens

### Next steps...

To register your interest or to find out the latest on Lys Lander call us on 0800 919 132.

# Development Overview

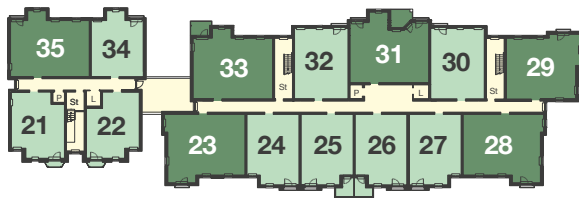
## Site & Lower Ground Floor



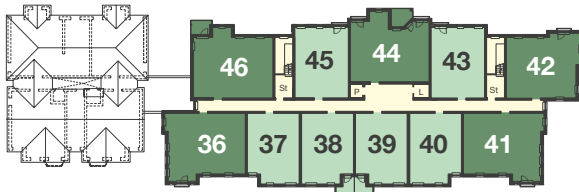
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- C** - Conservatory
- L** - Lift
- S** - Store
- SE** - Shopper's Entrance
- S-S** - Sub-Station
- St** - Stairs

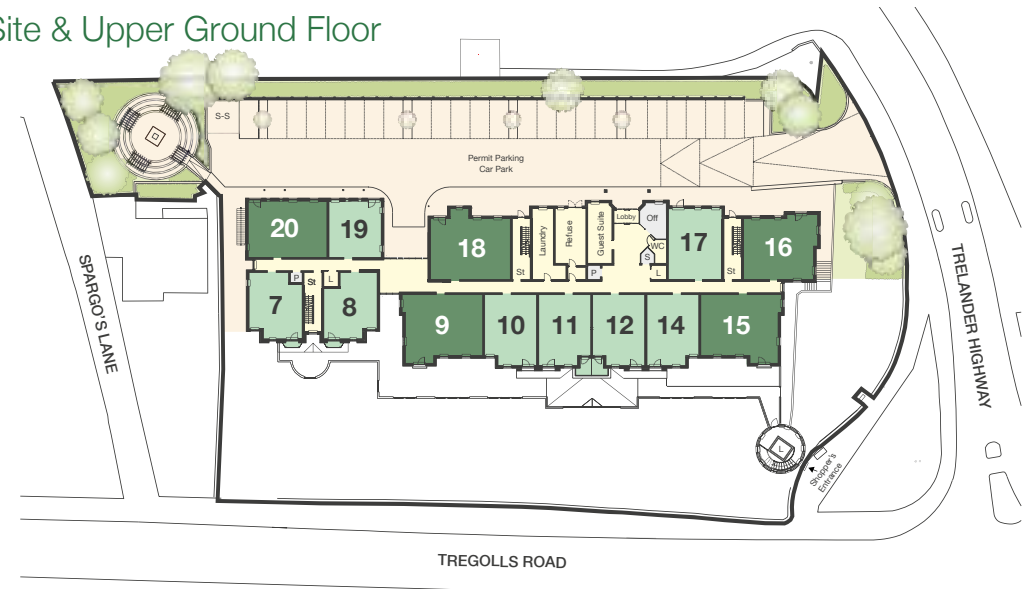
## First Floor



## Second Floor

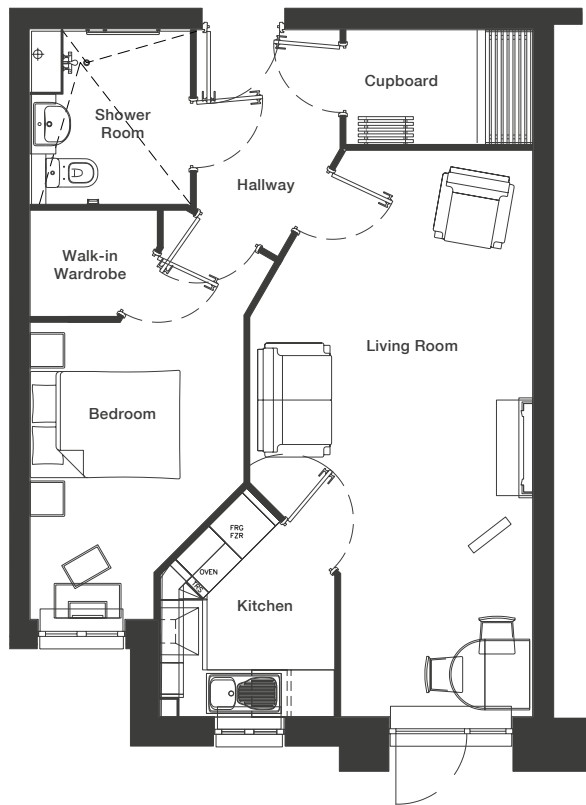


## Site & Upper Ground Floor



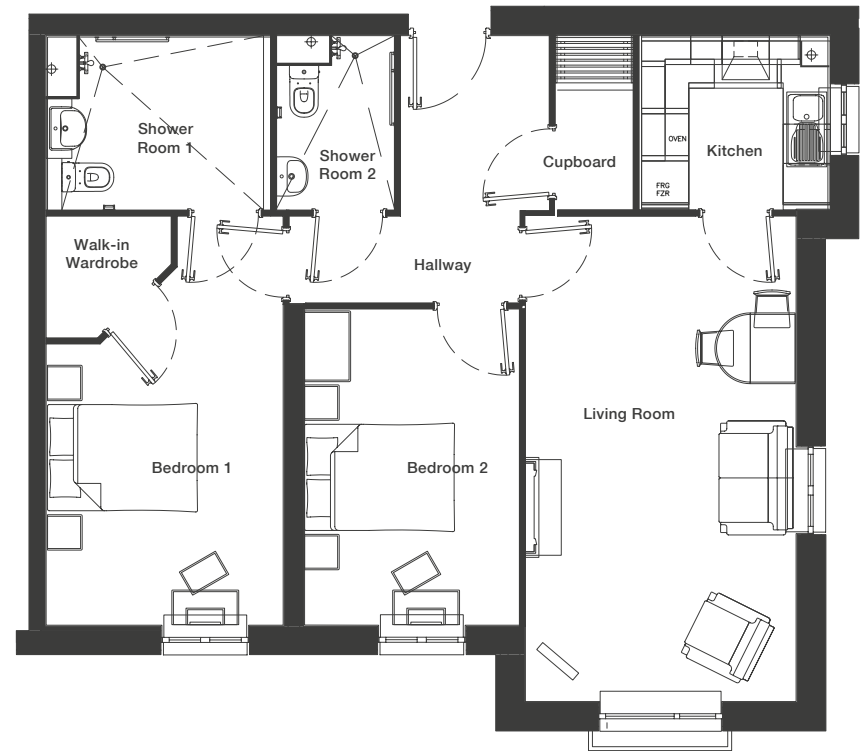


## Typical one bedroom apartment



Living Room (Max.)	23'7" x 11'10"	(7200mm x 3595mm)
Kitchen (Max.)	9'6" x 7'3"	(2907mm x 2199mm)
Bedroom (Max.)	17'1" x 8'11"	(5201mm x 2717mm)
Bathroom (Max.)	7'2" x 6'7"	(2196mm x 2019mm)

## Typical two bedroom apartment



Living Room (Max.)	20'3" x 11'3"	(6172mm x 3442mm)
Kitchen (Max.)	7'10" x 7'3"	(2387mm x 2199mm)
Bedroom 1 (Max.)	17'1" x 9'11"	(5201mm x 3014mm)
Shower Room 1 (Max.)	9'0" x 7'3"	(2745mm x 2200mm)
Bedroom 2 (Max.)	13'2" x 9'0"	(4201mm x 2731mm)
Shower Room 2 (Max.)	7'4" x 4'11"	(2219mm x 1500mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

# How to find Lys Lander

Tregolls Road, Truro, Cornwall TR1 1GR

Tel: 0800 919 132

## From the West

Follow the A30 towards Truro, at Chiverton Cross roundabout take the fourth exit onto the A390 towards Truro town centre. Continue going straight ahead at the next five roundabouts, at the 6th roundabout take the second exit onto the A39 (Morlaix Avenue). Continue on this road until you reach the Trafalgar roundabout (Furniss Island Memorial Gardens will be on your left) continue straight across onto the A39/Tregolls Road. Lys Lander is approx 1/2 mile down the road on the right.

## From the East

Follow the A30 towards Truro, exit at Carleen Cross onto the A39 and follow this road to the end. At the main junction take a right onto the A390 (Tregolls Road). Lys Lander is approx 2 miles along this road on the left – just after the turning for Spargo's Lane.



McCarthy & Stone

To find out more, call us on **0800 919 132**  
or visit [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)

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### We're online, why not join us at [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)



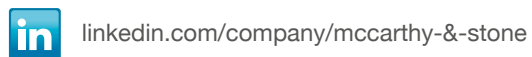
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### We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, Homelife House, 26-32 Oxford Road, Bournemouth, BH8 8EZ. • Tel: 01202 292480

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