



Perran Foundry, Perranarworthal, Truro, TR3 7JR

Guide Price £400,000

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## Perran Foundry, Perranarworthal, Truro, TR3 7JR

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## Description

Found within this beautiful setting of a historic landmark development of Perran Foundry which dates back to 1791 is this 2 bedroom duplex apartment offered to the market with No Onward Chain.

The property is presented to a high standard throughout and benefits from high ceilings, exposed timber beams and open plan living. There is a communal entrance door with stairs leading to the 2nd floor where you will find apartment number Seven. The entrance hall leads to the following accommodation: Open plan kitchen/dining/ living area is light and airy throughout, the kitchen area has a range of wall and base units with intergraded appliances having a window to the rear elevation. The living / dining area is spacious and benefits from doors opening to a Juliette balcony. Also, on this floor is the master bedroom having an en-suite bathroom fitted with a white suite along with the second bedroom and shower room. A feature staircase rises to the generous living room having exposed ceiling beams with doors opening onto the balcony having views across the local area and countryside, there is an area which lends it's self to being ideal for a study to the rear of the living room. The property is warmed by gas central heating with double glazing throughout.



## Location

Perranarworthal is ideally located between Truro City & Falmouth with their comprehensive range of shopping and



## Entrance Hallway

## Open Plan Kitchen/Living/dining

9.75m x 3.99m (32'0" x 13'1")

## Bedroom

3.05m x 3m (10'0" x 9'10")

## En-suite Bathroom

2.44m x 1.85m (8'0" x 6'1")

## Bedroom

4.01m x 2.44m (13'2" x 8'0")

## Shower Room

1.83m x 1.73m (6'0" x 5'8")

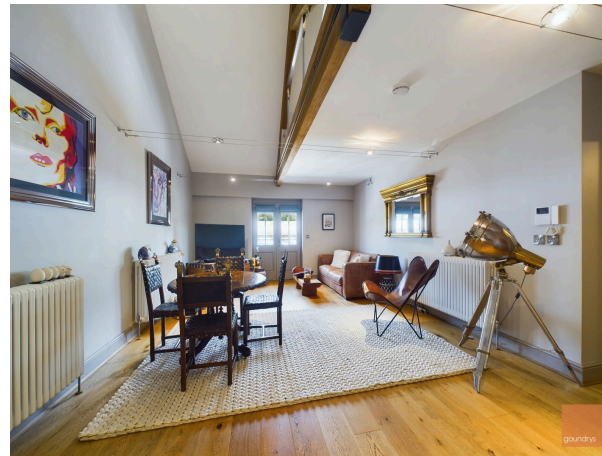
## First Floor Accommodation

## Open Plan Living Room

6.71m x 6.15m (22'0" x 20'2")

## Outside

There are two designated parking spaces for the property.





## Agents Information

Tenure: Leasehold 999 years commencing 2012

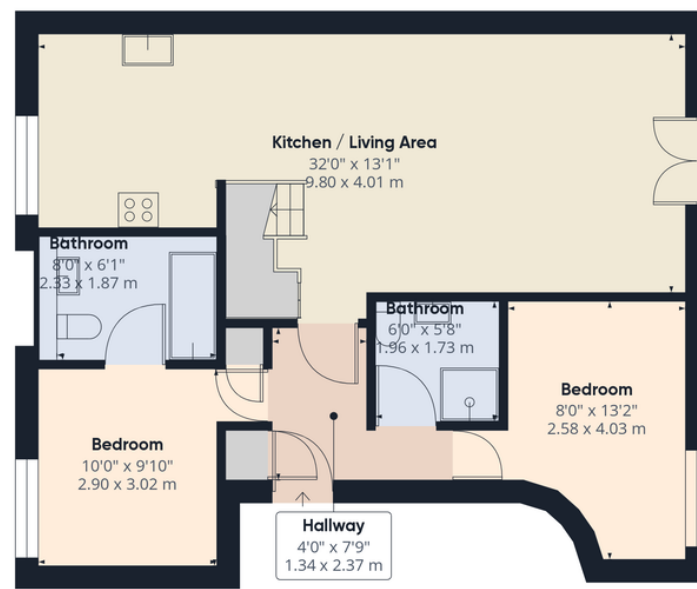
Maintenance/ Service Charge Approx £99 per month. This will include gardening, window cleaning, flood gate maintenance, general cleaning, external redecoration.

Management Company: Vickery Holman

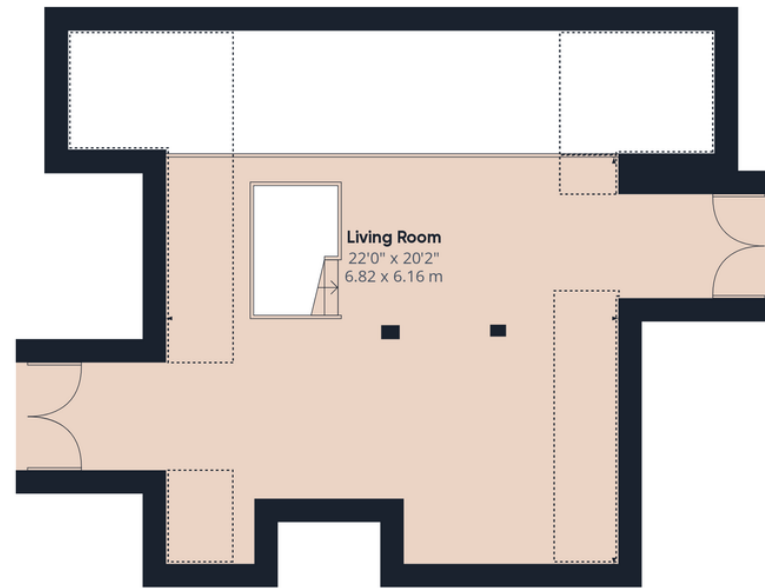
EPC: B

Council Tax: D

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1249.04 ft<sup>2</sup>  
116.04 m<sup>2</sup>

**Reduced headroom**  
94.4 ft<sup>2</sup>  
8.77 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements