



Brunel Court Truro

Truro

£185,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Offered to the market with No Onward Chain is this two Double bedroom First Floor apartment benefitting from having views over Truro City. The accommodation comprises of a communal hallway with stairs and lift. The apartment has an entrance hall leading to the following accommodation: A spacious, light and airy dual aspect open plan style living room with a modern fitted high gloss kitchen, from here are views over Truro City. The 2 Double bedrooms are of a generous size with views over the communal lawn area. There is a modern bathroom fitted with a white suite. Also there is double glazing, gas central heating and a private parking space. For those looking for an investment opportunity the estimated rental income would be £1,200 pcm.

Location

The property is conveniently situated for the supermarket and also for the mainline railway station connecting to London Paddington. Truro city centre itself has a wide range of amenities which include shops, schools, restaurants and bars, as well as being the home for the Hall For Cornwall. Conveniently positioned for The Royal Cornwall Hospital, Truro College, Richard Lander Secondary School and Bosvigo Primary School.

Communal Entrance

Having individual post boxes for each apartment, stairs to upper floors and lift.

Entrance Hall

Open Plan Living/Kitchen - 6.88m x 3.86m (22'7" x 12'8")

Bedroom - 3.38m x 3.23m (11'1" x 10'7")

Bedroom - 3.35m x 3.07m (11'0" x 10'1")

Bathroom - 2.03m x 0.15m (6'8" x 0'6")

Outside

Parking space for 1 vehicle

Agents Information

Tenure: Leasehold

EPC: B

Council Tax: Band C

Lease Commenced: 1/01/2007 999year lease

Service Charges: £1,260 PA

Ground Rent: £200 PA





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 available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

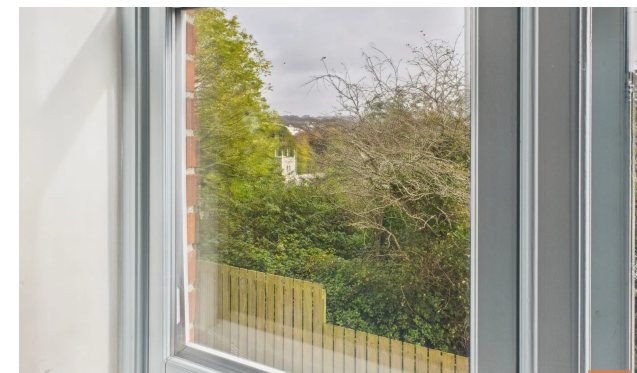
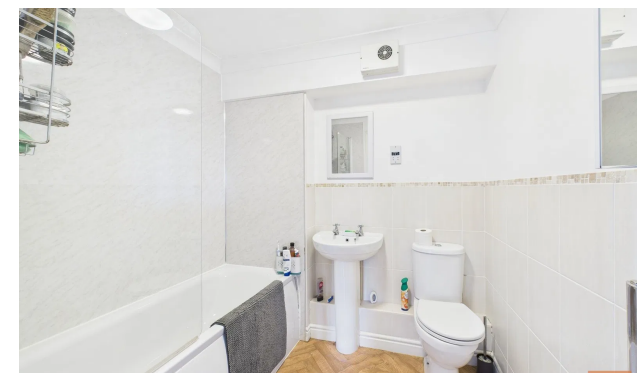
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





Truro Sales

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