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**Infirmary Hill,
Truro**

**£290,000
Leasehold**





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Property Introduction

'Lysnoweth', formerly the tax office for Truro, has been converted into individual high specification apartments with this particular 'Cathedral' design boasting a generous 22' x 17' living space. From here delightful views can be enjoyed towards the cathedral and the city whilst the kitchen has a variety of integrated appliances.

The additional accommodation includes two good sized bedrooms with the principal having an en-suite and a dressing room which is extremely rare to find on this type of conversion. On entering the apartment the hallway gives access to all principal rooms as well as a good size Jack and Jill style storage cupboard.

Throughout, the accommodation benefits from a comprehensive gas heating system, complemented by double glazed windows and doors. Externally can be found an allocated parking space.

Location

Truro is a small city but offers an abundance of well known high street shops as well as many independent retail outlets. With its cobbled streets and the Hall for Cornwall there are also a good variety of restaurants, cafes and parks and of course the city itself is situated at the end of the River Fal.

Truro's mainline railway operates to London Paddington and for those keen on watersports these can be found at Loe Beach near Feock as well as at the Maritime town of Falmouth which is nearby and has three delightful beaches.

ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE

Entrance to this stunning development is via the video security system, with glazed door opening to a light reception with sensor and timed lighting with stairs leading to your own entrance door opening to:-

ENTRANCE HALLWAY

Laminated floor, radiator, intercom system, large walk-in 'Jack and Jill' style storage cupboard. Access to:-

OPEN PLAN LIVING SPACE 22' 9" x 17' 4" (6.93m x 5.28m)

Incorporating lounge and kitchen. Double glazed double doors opening with safety balcony taking in the delightful city views, two radiators, laminated floor, single sink unit with mixer tap, a range of base and wall mounted storage cupboards, integrated cooker, hob with extractor hood over, fridge and freezer, four drawer pack, tiled splashbacks, built-in cupboard housing the gas fired boiler.

BEDROOM ONE 12' 7" x 11' 7" (3.83m x 3.53m)

Double glazed window to rear elevation, radiator.

WALK-IN DRESSING AREA 7' 5" x 4' 2" (2.26m x 1.27m)

Double glazed frosted window. Access to:-

EN-SUITE BATHROOM

Wash hand basin with double storage cupboard below and mirror over incorporating a built-in cupboard with electric light, wall shaver point, WC with concealed cistern, chrome heated towel rail, panelled bath with shower tap attachment over and shower screen, extractor fan.

BEDROOM TWO 12' 8" x 11' 1" (3.86m x 3.38m)

uPVC double glazed window to rear elevation, radiator.

SHOWER ROOM

Wash hand basin with double storage cupboard under with mirrored cabinet over with electric light, shaver point, chrome heated towel rail, shower cubicle, extractor fan.

LEASEHOLD INFORMATION

Lysnoweth is a leasehold development with a 999 year lease, each owner is a 1/22 freeholder. Service maintenance charges of 5.2% of the overall cost and a peppercorn ground rent are payable. Buildings insurance is separate. Terms of the lease and charges relating to the lease should be verified by the buyers solicitors and specific enquiries raised accordingly.

AGENT'S NOTES

The apartment has been fitted with neutral carpets to the bedrooms with Sky TV and Freeview installed into the building as well as BT internet. Connection will be required. There can also be found a communal cycle storage. The Council Tax banding for the property is band 'D'.

DIRECTIONS

From the Arch Hill roundabout at the top of Truro, continue down Lemon Street towards the centre of Truro and just after the Thomas Daniell Restaurant on your left hand side turn into Infirmary Hill. Continue through the traffic calming island then take the right hand turn into Lysnoweth allocated parking area. If using What3words:- punks.twigs.shots



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Contemporary first floor apartment
- Open planned living space enjoying delightful views over the city
- Quality fitted kitchen with integrated appliances
- Principal bedroom with en-suite and dressing room
- Shower room
- Entrance video security system
- Convenient location for access to city centre
- Allocated parking space
- Double glazed windows and doors
- Gas heating



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sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

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