



MAP estate agents
Putting your home on the map

**Lysnoweth,
Infirmary Hill, Truro**

**£300,000
Leasehold**





**Lynoweth,
Infirmary Hill, Truro**

**£300,000
Leasehold**

Property Introduction

An opportunity to purchase a delightful contemporary first floor apartment located in this exclusive development close to the city centre and ideal for access to its many amenities.

The light and airy accommodation offers excellent proportioned rooms with a feature lounge overlooking the city, taking in the views towards the cathedral and the viaduct. Double doors access into the superb fitted kitchen with a good range of fitted storage cupboards along with integrated appliances. The additional accommodation comprises of two double bedrooms, the principal having an en-suite along with a bathroom.

Throughout the accommodation benefits from a comprehensive gas fired heating system complemented by double glazed windows. A secure intercom system operates the main front doors to the building whilst externally is an allocated parking space.

Location

Truro is a small city but offers an abundance of well known high street multiples as well as a good range of independent retail outlets, making this city extremely popular for tourists. With its cobbled streets and Georgian architecture it is also home to The Hall for Cornwall which is located in the piazza and there is an abundance of popular restaurants catering for most tastes along with cafes, parks and of course the city itself is situated at the end of the River Fal with the pretty village of Malpas nearby.

Truro has a mainline railway operating to London Paddington and for those keen on water sports these can be found at Loe Beach near Feock as well as at the maritime town of Falmouth which is nearby and has four delightful beaches. The north coast is famed for its rugged coastline and is renowned for its excellent surfing beaches.

ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE DOORWAY

Staircase leading to the first floor and exiting the apartment.

ENTRANCE HALLWAY

Radiator. Intercom operating the main entrance to the apartments, down lighters, walk-in storage cupboard and laminated floor. Access to:-

LOUNGE 17' 2" x 15' 4" (5.23m x 4.67m)

A delightful and generous sized room enjoying a great deal of natural light and a Juliet style balcony overlooking the city taking in the cathedral in the foreground towards the viaduct. Radiator. Downlighters, laminated floor, double doors leading into:-

KITCHEN/DINER 13' 1" x 11' 6" (3.98m x 3.50m)

Double glazed window to rear elevation enjoying views towards the cathedral and viaduct. Single stainless steel sink unit with mixer tap, a good range of fitted grey cupboards, four drawer storage unit, integrated fridge, freezer, cooker, hob with stainless steel extractor over, dishwasher and washer/dryer. Part tiled walls, storage cupboard housing the gas fired boiler, radiator, laminated floor, downlighters, under cupboard lighting and laminated floor. Broom cupboard and dimmer switch.

BATHROOM

A modern white modern suite comprising vanity wash hand basin with double storage cupboard under, WC with concealed cistern, bath with shower tap attachment over and shower screen, chrome heated towel rail, part tiled walls, tiled floor and extractor fan.

BEDROOM TWO 12' 8" x 11' 8" (3.86m x 3.55m)

Double glazed window to rear elevation, radiator and downlighters. Radiator.

PRINCIPAL BEDROOM ONE 12' 9" x 11' 5" (3.88m x 3.48m)

Double glazed window to rear elevation. Radiator. Downlighters. Access to:-

EN-SUITE SHOWER ROOM

Vanity wash hand basin, two double storage cupboards under, WC with concealed cistern, shower cubicle, chrome heated towel rail, part tiled walls. Tiled floor, shaver point, extractor fan and downlighters.

OUTSIDE

As previously mentioned, within the development is an allocated parking space.

LEASEHOLD INFORMATION

Lynoweth is a leasehold development with a 999 year lease. Each owner is a 1/22 freeholder. Service maintenance charges of 5.5% 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.

SERVICES

Services connected are mains water, mains drainage, mains gas and mains electric.

AGENT'S NOTE

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. 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 first right hand turn into Lynoweth's allocated parking area. If using What3words:- punks.twigs.shots

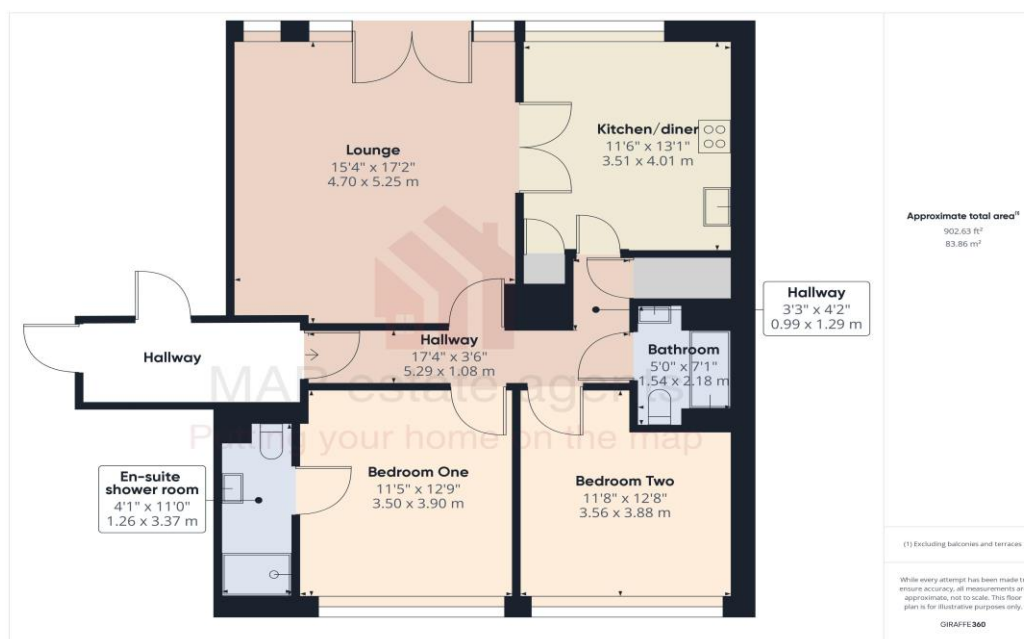


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A stunning first floor contemporary apartment
- Ideally situated for access to the city centre amenities
- Enjoying delightful views towards the cathedral and viaduct
- Exclusive development
- Spacious lounge with Juliet balcony
- Fully fitted kitchen/diner with integrated appliances
- Two double bedrooms, principal with en-suite
- Gas fired central heating system and double glazing
- Secure intercom access system
- Allocated parking space



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.