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**Elm Court Gardens,  
Truro**

**£180,000  
Leasehold**







## Elm Court Gardens, Truro

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**Leasehold**

### Property Introduction

An opportunity to purchase this first floor apartment situated within the Elm Court Gardens development ideally located for accessing the city centre shops and amenities.

Being offered for sale for vacant possession, the apartment is located on the first floor and approached via a communal staircase with stairlift available. Enjoying a sunny aspect, the accommodation has the benefit of majority uPVC double glazed windows along with an electric night storage heating system.

Externally can be found a single garage with additional driveway parking with visitor parking situated just opposite. To the rear and side of the development can be found communal gardens being laid mainly to lawn with a variety of mature shrubs and trees.

### Location

Truro is a small city renowned for its cobbled streets, Georgian architecture and an array of restaurants, eateries and Public Houses.

Situated at the head of the tidal estuary at the River Fal, it boasts a good range of retail outlets - both national and local independent stores making it a popular destination for local and visiting shoppers.

The Hall for Cornwall is situated on the piazza while local parks, such as Victoria and Boscawen, are nearby, mainline Railway Station to London Paddington and the north of England and access to the pretty riverside village of Malpas, which is popular for water sport enthusiasts.

### ACCOMMODATION COMPRISES

Door to:-

### ENTRANCE HALLWAY

Doorway to:-

### COMMUNAL LANDING

Built-in single and double storage cupboards and night storage heater.

### LOUNGE 19' 3" x 12' 5" (5.86m x 3.78m)

Double glazed window to the rear and two night storage heaters. From here can be enjoyed a pleasant outlook.

### KITCHEN 13' 0" x 8' 11" (3.96m x 2.72m) plus doorway recess

uPVC double glazed window to the rear. Stainless steel single drainer sink unit with mixer tap, range of base and wall mounted storage cupboards, four-drawer storage cupboard, range of working surfaces, plumbing for automatic washing, 'Rangemaster' cooker with extractor fan over, part tiled walls and recess for fridge.

### BEDROOM ONE 11' 10" x 10' 10" (3.60m x 3.30m)

uPVC double glazed window to the front. Built-in wardrobe.

### BEDROOM TWO 9' 9" x 8' 7" (2.97m x 2.61m) plus doorway recess

uPVC double glazed window to the front. Built-in double and single shelved wardrobes.

### BATHROOM

Window to the front. Panelled bath with hand grips, close coupled WC, pedestal wash hand basin, night storage heater, part tiled walls, chrome heated towel rail and shaver point.

### OUTSIDE

Situated just below the apartment is the single garage plus additional driveway parking. Within the grounds are visitor parking spaces with the gardens to the rear and side being laid mainly to lawn with a variety of shrubs and mature trees.

### SINGLE GARAGE 17' 0" x 13' 10" (5.18m x 4.21m)

Up-and-over door.

### SERVICES

Mains drainage, mains water and mains electricity.

### LEASEHOLD INFORMATION

The property has a 999 year lease from 1975 with a current service charge of £150.00 pcm with no ground rent. Buildings insurance included - this being reviewed annually on 1st April.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

### DIRECTIONS

Proceeding up Moresk Road, take the first turning on the right-hand side into Pauls Terrace taking the next turning on the left-hand side into Elm Court turning first right into Elm Court gardens where the apartment is located and numbered accordingly. If using What3words: knee.fees.last



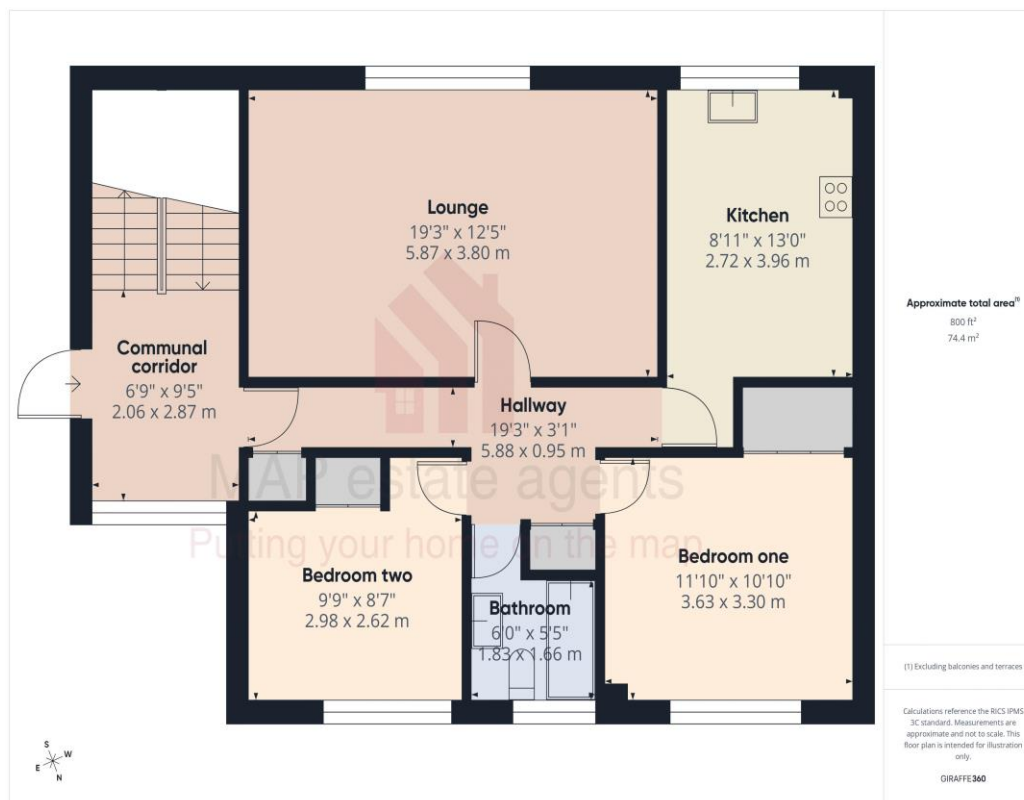
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- First floor apartment
- Offered for sale with vacant possession
- Two bedrooms with built-in wardrobes
- Lounge/diner enjoying a pleasant sunny outlook
- Generous size kitchen
- Night storage heating
- Majority uPVC double glazed windows
- Communal gardens to the front and side
- Garage plus driveway parking
- Ideal position for access to city centre



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