



6 Palm Court, David Penhaligon Way, Truro, TR1 2XT  
£225,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

- City centre first floor apartment
- Spacious accommodation measuring over 800 sq ft
- Stunning living/dining room with Juliette balcony
- Two bedrooms, bathroom, WC, kitchen
- Tranquil surroundings, communal garden
- Allocated parking plus visitor spaces
- No onward chain
- Video tour available



*A super city centre apartment with spacious two bedroom accommodation in lovely surroundings with an allocated parking space. Available with no onward chain.*



# The Property

A superb first floor apartment located in tranquil surroundings whilst only being a short walk to the city centre.

The surprisingly spacious accommodation measures over 800 sq ft and provides an entrance hallway with integral storage, main double bedroom with fitted wardrobes, second small double or large single bedroom with storage, modern bathroom with shower over bath, an additional separate WC and a fully fitted kitchen with integral appliances. The incredibly spacious open plan living/dining room is a real highlight with generous proportions and light flooding in from a Southerly aspect. This room enjoys a large window and Juliette balcony to the rear from which to enjoy the tranquil green surroundings of this lovely spot. Furthermore, the property benefits from recently fitted windows, an allocated parking space plus visitor parking, communal gardens and outside storage.

With a long lease, share of freehold and a very well looked after development of only 8 apartments this truly is a great example of low maintenance living in the city centre. Available with no onward chain and ready to move into immediately.

# The Location

Palm Court is located towards the end of David Penhaligon Way off Barrack Lane in the city centre. It enjoys an incredibly peaceful atmosphere but with the convenience of the city on your doorstep. You can walk into town within 5 minutes to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Bosvigo primary school and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be on the A30 in around 10/15 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



## Bedroom 1



## Bedroom 2



# Property Information

Tenure: Leasehold

Leasehold Terms: 999 year lease from 1990, 1/8<sup>th</sup> share of freehold, therefore no ground rent. £1,000 per annum service charge, current managing agent Bluewater Residential.

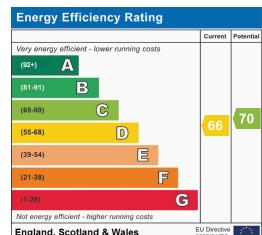
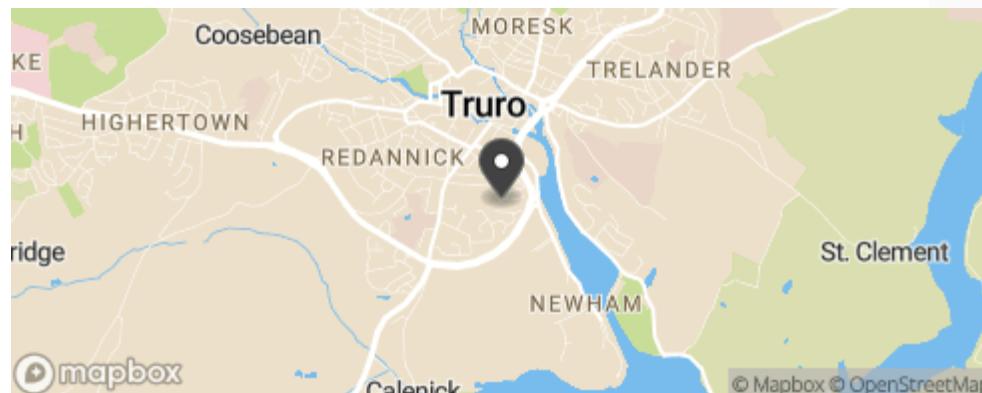
Council Authority: Cornwall

Council Tax Band: D

Services: Mains water, drainage and electric are all connected.

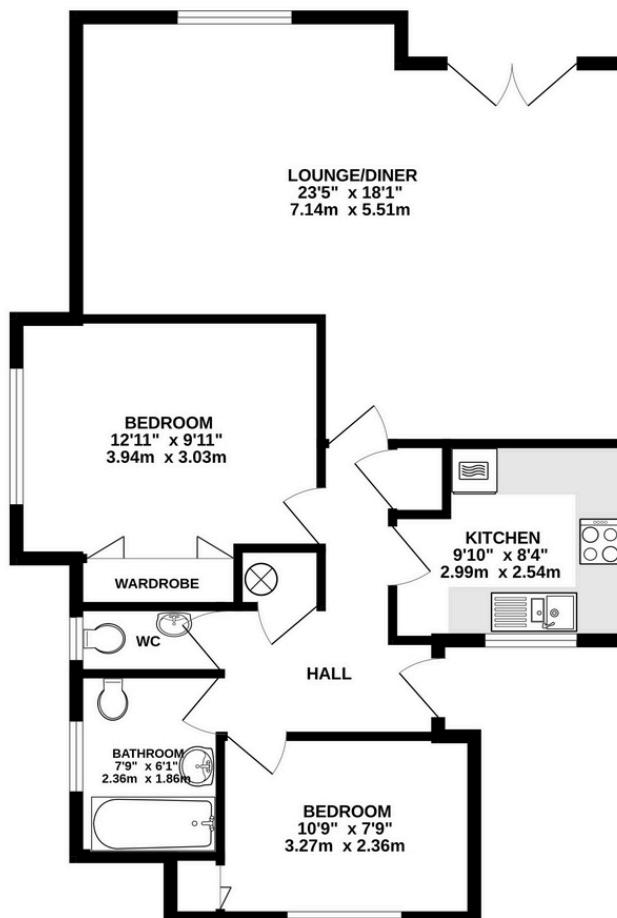
Mobile Signal: Best networks O2, Three & Vodafone – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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