



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9977

Guide £135,000

15 Lowen Court,
Quay Street, Truro, Cornwall, TR1 2GA

LEASEHOLD



City centre retirement apartment.

A large 1 bed roomed, first floor retirement apartment within a short level walk to the city centre facilities with Juliet balcony overlooking Truro River, lift access and communal parking area. The apartment is for the benefit of those aged 60 years and over.





SUMMARY OF ACCOMMODATION – In all, about 474sq.ft.

Communal entrance with stairs and lift access.

First Floor Apartment Entrance hall, lounge, kitchen, bedroom, shower room.

Communal Facilities Residents lounge, laundry room and refuse room. Guest suite.

Outside Residents parking.

DESCRIPTION

Located in the city centre and just a short walk away from all the facilities that Truro has to offer. Lowen Court has been designed to provide the very best in comfort and convenience. Security is a key feature with a secure entry system on the main entrance and in all apartments, along with in-house manager.

15 Lowen Court is situated on the first floor and is only a few steps away from the lift to the ground floor. The accommodation is very well proportioned with an entrance hall with doors to all of the main rooms. The lounge with Juliet balcony overlooking Truro River, from here part timber and glazed doors open to the well appointed kitchen, again with a double glazed window with views over the river. The bedroom is of a very good size being almost 18' long

with double glazed windows overlooking the river. In this room there are built-in wardrobes of very good size. Accessed off the entrance hall is the well appointed shower room with large oversized shower enclosure.

In all, a fantastic opportunity to acquire a large, one bedroomed first floor retirement apartment with lift access and residents parking in the city centre of Truro and therefore a viewing is wholeheartedly recommended by the vendor's sole agent.



LOCATION

Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainment centre with a large variety of high quality restaurants and bars along with a cinema and the successful Hall for Cornwall theatre which has recently undergone a multimillion pound refit.

Lowen Court is located in the heart of the city centre and all of these amenities are just a short level walk away.

Truro is ideally situated for sporting activities with many good golf clubs nearby, a sports centre, squash club, two tennis clubs and rugby and football clubs. Water sports are also near to hand as Truro is no more than 15 minutes from either the north coast for surfing or the Carrick Roads on the south coast for sailing.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the communal entrance for Lowen Court stairs and lift access to the first floor where the front door for 15 Lowen Court opens into:-

ENTRANCE HALL With doors into bedroom, shower room and doors opening into:-

LOUNGE With Juliet balcony overlooking the river, large storage/airing cupboard and a pair of timber glazed doors opening to:-



KITCHEN Base units set under granite effect worktops with overmounted drainer sink with hot and cold taps. Double glazed windows overlooking the river. Matching wall units. Working height Electrolux oven, mounted Siemens ceramic hob with Electrolux extractor fan above. Space for freestanding undercounter fridge and further space for undercounter freezer.



BEDROOM Double glazed windows overlooking the river and deep built-in wardrobe.



SHOWER ROOM Obscure double glazed window to the side elevation, low flush wc, wash hand basin mounted on vanity unit and large walk-in shower enclosure. Wall mounted storage.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR1 2GA.

SERVICES Mains water, drainage and electricity. Electric night storage heaters.

COUNCIL TAX BAND B (see www.mycounciltax.org.uk).

TENURE Leasehold 125 years from 1st November 2000. Remaining term of lease – 101 years. Ground Rent Payable – £330 per annum. Latest service charge payable – £1,315 half yearly. Management Company – FirstPort Property Management.

DIRECTIONS From Lemon Quay piazza, proceed along Green Street past the bus station, and turn left onto Quay Street where immediately after the turning right into Lowen Court can be found.

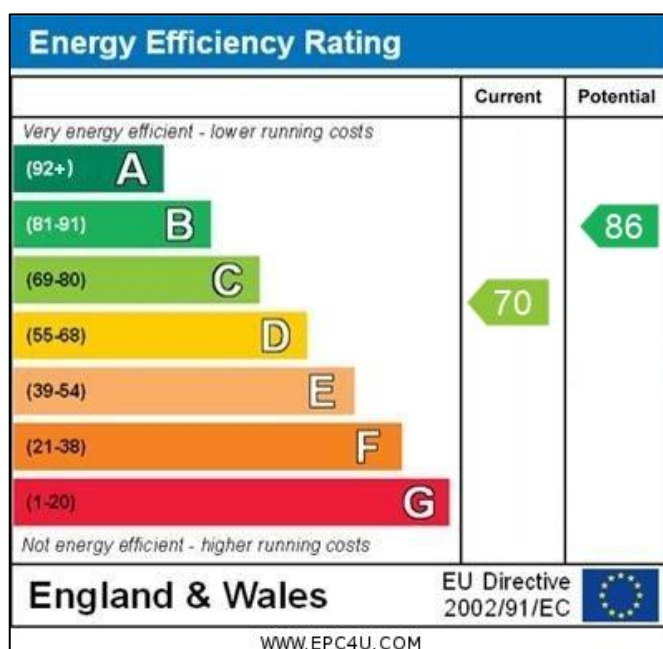
AGENT'S NOTE 1 Age restriction – 60 years and over.

AGENT'S NOTE 2 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Approximate Gross Internal Area 474 Sq Ft



