



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR32418081

Offers around £325,000

10 William Wood House,
Corte Spry, Truro, Cornwall, TR1 2GE

LEASEHOLD
(with share of freehold)



An elegant and stylish apartment with lovely high ceilings and tall sash windows, 2 bedrooms, Jack & Jill bathroom and elegant triple aspect open-plan kitchen/dining/living room. Situated in a peaceful gated community just a short walk from the city centre with underground parking, lift access and use of well maintained communal gardens and grounds. Situated in one of Truro's most iconic and attractive Grade II Listed buildings, converted around 12 years ago.



SUMMARY OF ACCOMMODATION – In all, approximately 864sq.ft.

Entrance hallway, cloaks/linen cupboard, open-plan kitchen/dining/living room, principal bedroom with Jack & Jill bathroom. Second bedroom.

Outside Gated entrance with underground parking for 1 car plus visitor parking. Communal bike store, communal gardens and grounds.

DESCRIPTION

10 William Wood House is an elegant first floor apartment in the well regarded Grade II Listed William Wood House which was a former hospital. Converted in 2013 the building has maintained its character and structure and offers city centre apartment living of the highest quality.

A gated entrance off Infirmary Hill leads to visitor parking and an underground parking area for which number 10 has one space. To the far end is a locked communal bike store.

The communal gardens are well maintained and provide plenty of outside space and seating areas. The building itself has high ceilings and wide corridors, a beautiful turning staircase lit by tall sash windows and there is also lift access to each floor.

Number 10 is a first floor apartment with a light, wide hallway providing the perfect introduction to the handsome accommodation featuring high ceilings and large deep sill multi pane windows creating a bright and welcoming atmosphere. The triple aspect living/dining/kitchen again enjoys high ceilings and is bathed in light from the east, south and west aspects via five multi pane sash windows, therefore enjoying morning, afternoon and evening



sun and look out over the communal grounds and over roof tops towards the Truro viaduct.

The well fitted kitchen comprises modern matching wall and base units with roll top work surfacing, inset sink and drainer unit and integral appliances. Facing out over rooftops towards Truro viaduct the principal bedroom which has a door leading to the Jack & Jill bathroom and bedroom 2 is a twin room with a deep sill multi pane window.

Occupied on a part time basis by the current owners the accommodation is immaculately presented and evidently well taken care of. William Wood House offers prospective purchasers a chance to acquire beautiful and characterful apartments within an exclusive gated community just a short walk from Truro city centre.

LOCATION

TR1 is an exclusive development of apartments and houses set right in the heart of Truro. What makes TR1 different from most new home developments is that it combines old with new – mixing the exciting refurbishment of the old city hospital with contemporary new build properties so very close to the centre of Truro.

Truro is Cornwall's commercial centre; the city is a tantalising mix of new and old from the towering splendour of the Victorian cathedral to the smooth architectural curves of Cornwall's courts of justice.

It is also a city bursting with entertainment with the Hall for Cornwall heading up a long list of culturing and sporting facilities.



Situated a short drive from the A30 dual carriageway, Truro is also within easy reach of Exeter and the M5 not to mention a short drive from Newquay Airport or a short walk to the main line railway station.

The TR1 development is built to an impressive specification and is the perfect place from which to explore the sophisticated and ever expanding range of cafés, bars and restaurants that Truro has to offer. Added to that, it is just ten minutes' drive from some of the finest day sailing waters that Cornwall has to offer.

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

Door to:-

ENTRANCE HALLWAY – 16' x 7'1" 4'3" wide Two large deep sill multi pane windows to the easterly aspect. Doors to:-

CLOAKS / STORAGE CUPBOARD

BEDROOM 2 – 12'5" x 6'8" Tall multi pane sash window with deep sill and radiator under.

PRINCIPAL BEDROOM – 15'3" x 10'7" Tall multi pane sash window to the westerly elevation enjoying views over the communal grounds, rooftops and towards Truro viaduct. Radiator under, door to:-

JACK & JILL BATHROOM Three piece suite comprising a panelled bath with shower over, pedestal wash hand basin, low level wc and heated towel rail/radiator. Tiled floor and complementary tiling around the bath and shower and to half height thereafter.



KITCHEN / DINING / LIVING.

KITCHEN AREA – 9'1" x 8'8" Well fitted kitchen with modern matching wall and base units comprising drawer and cupboard space, roll top work surfacing over, inset 1½ sink and drainer unit with mixer taps over, integral double oven, electric hob with extractor fan over, fridge freezer, wall mounted cupboard housing mains gas boiler. Tiled floor.



LIVING / DINING AREA – 20' x 14'5" Triple aspect with five tall multi pane sash windows with deep sills facing east and west over the communal gardens and grounds and surrounding neighbourhood. Views on the westerly side towards Truro viaduct and Kenwyn Church on the horizon. Two radiators.



OUTSIDE

Off Infirmary Hill electrically operated double gates open to a visitor parking area and lead to underground parking for which there is one space for William Wood House. To the far end of the garage is a security coded communal bike store. There are beautifully maintained spacious lawned areas to the front and rear of William Wood House and seating.



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 2GE.

SERVICES Mains water, electricity, gas and drainage.

TENURE AND POSSESSION Residue of a 199 year lease. Residents who have contributed to buying the freehold of William Wood House for which number 10 is one, are exempt from paying ground rent. The current service charge is £267 per calendar month which includes buildings insurance as well as the maintenance of the building, lifts and communal grounds. This is reviewed yearly, and the managing agents are Livewest. The apartments cannot be holiday let but can be used for residential letting. Pets are not allowed.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

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

DIRECTIONS From Lillicrap Chilcott's office in Lemon Street, Truro proceed along Charles Street and take the first left up Infirmary Hill. 200 yards up on the right hand side you will find a secure entry gate. A member of Lillicrap Chilcott will be there to meet you and direct you to the designated underground parking space.

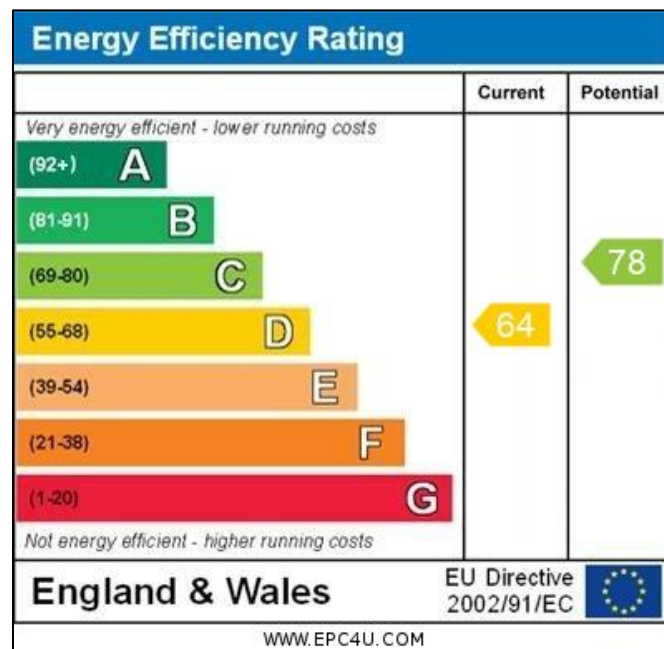
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.

AGENT'S NOTE 2 A visitor parking permit is issued to each apartment by the management company and must be displayed by anyone parking and visiting the building. They are permanent and do not need to be renewed. The parking permit does not need to be renewed.

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

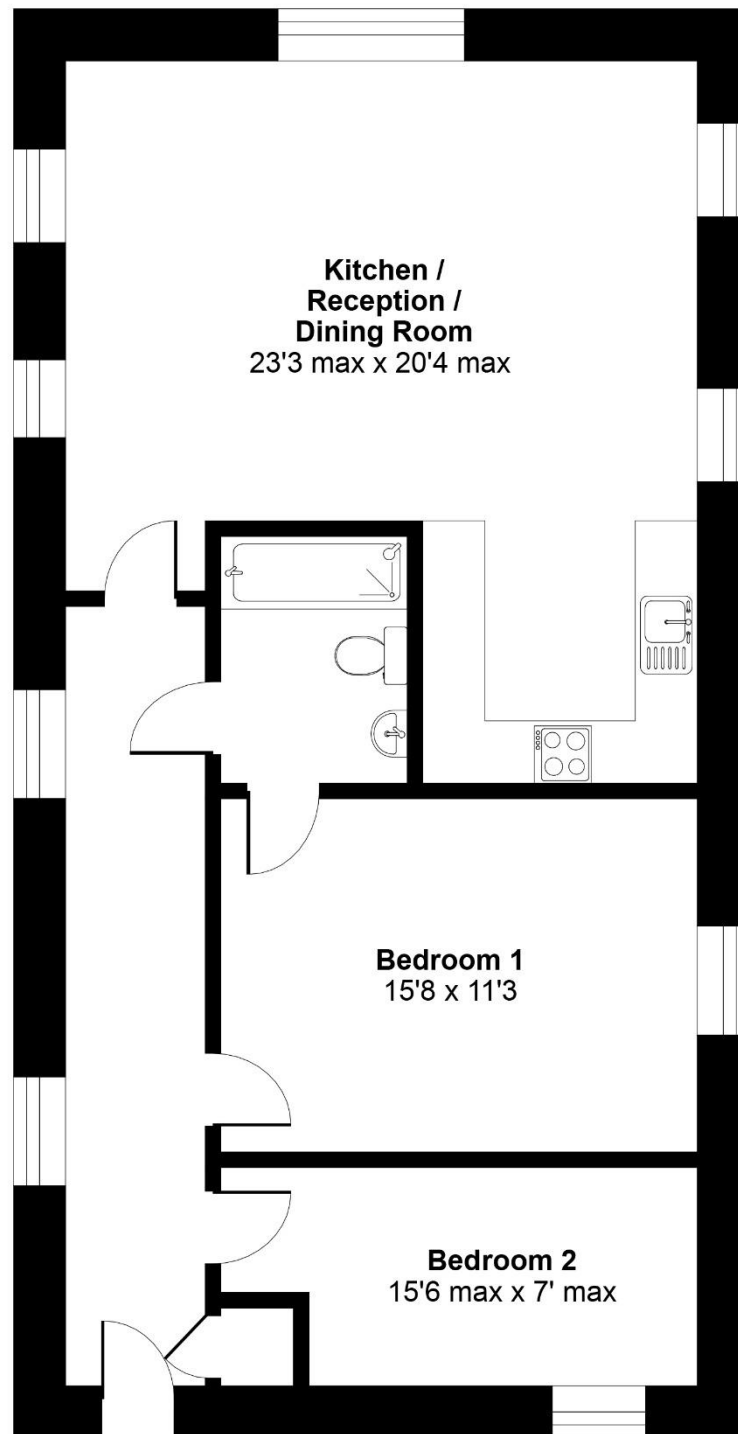


Not to scale – for identification purposes only.

William Wood House, Corte Spry, Truro, TR1

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1255149

