



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR88256252

£199,950

Apartment 10 Devington Hall,
Agar Road, Truro, Cornwall, TR1 1GP

LEASEHOLD
(residue of 999 year lease plus share of freehold)



A superb opportunity to acquire one of the best positioned apartments in the highly regarded Devington Hall located close to Truro city centre. With spacious and well presented 2 bedroom, 2 bath/shower roomed accommodation which includes large sitting/dining room, refitted kitchen and private south facing balcony, enjoying far reaching views over Truro city to the countryside beyond. LOCATED ON THE ENTRANCE LEVEL WITH NO NEED FOR STAIR OR LIFT FOR ACCESS and with the benefit a designated parking space and use of communal fitness room.





SUMMARY OF ACCOMMODATION – In all, 753sq.ft.

Central communal entrance, inner hall, entrance hall, sitting/dining room with sliding door to south facing balcony. Recently refitted kitchen. Principal bedroom with en-suite shower room. Study/second bedroom. Family bathroom.

Outside Allocated parking space directly opposite communal entrance. Additional visitor parking. Use of communal fitness room.

DESCRIPTION

Apartment 10 Devington Hall occupies one of the best positions in this well managed and desirable city centre development located in a leafy quiet address. Devington Hall is not age restricted and is for independent living and with block and beam construction, therefore a very solid structure with excellent sound insulation. Located on the entrance level therefore with no need for stair or lift for access, but with the benefit of a fine southerly outlook to the rear with fantastic natural light with far reaching views across the city to the unspoilt countryside beyond. The apartment is vacant and ready for immediate occupation without any complication from onward chain and has recently been redecorated and the so presents very well.

From the communal entrance an inner hall gives access to the entrance. The inner hall is welcoming with video entry phone access. The sitting/dining room is of good size and is located to the rear of the building with great natural light from the southerly aspect over the city, with space for easy chairs and sofas and also for a four/six seater dining table. From the dining area double doors open into a kitchen which has been recently refitted with a range of integrated appliances which include Neff electric oven and grill and Bosch four ring induction hob.

The principal bedroom is a spacious double room with en-suite shower room which again has been recently refitted. There is a second bedroom/study and a neatly presented family bathroom. Finally, there is a useful utility cupboard with space and plumbing for washing machine.

The property has a Worcester gas central heating boiler and the property is double glazed throughout. The apartment is well served with an allocated parking space plus additional visitor parking and on the ground floor of the development there is use of a communal fitness room.

All in all, a superb city centre apartment enjoying great views of the city and a bright southerly aspect. Sold with vacant possession, no onward chain. All offers will be given serious consideration even from buyers who are not immediately proceedable and have properties to sell. A superb opportunity, priced with absolute realism, early viewing wholeheartedly recommended by the vendor's sole agent.

LOCATION

It is only a short walk from Devington Hall into the heart of Truro which is Cornwall's capital city and has a thriving centre boasting a wide selection of local and national retailers including a flagship Marks & Spencer store, a wide variety of restaurants, inns and bars. Entertainment in the city with the Hall for Cornwall theatre attracting many well known acts and having recently undergone a comprehensive multi million pound refit. There is also a multi screen cinema and regular events held on Lemon Quay Piazza where there is also a weekly farmer's market. The city boasts a wide range of sports clubs and facilities and has both state and private education for all ages.

The rolling, soft countryside of the south of Truro holds many delightful walks along the banks of the River Fal and Truro whilst there are more rugged countryside and coastline on the north coast at Perranporth which is about a 20 minutes' drive away. Truro's central position makes it ideal for exploring all that Cornwall has to offer with the sailing waters of the Carrick Roads easily accessible to the south and also many surfing beaches that Cornwall is famed for are to the north.

There are golf courses nearby at Treliske, Perranporth and Falmouth and the road network linking to Truro makes it very simple to explore the rest of the county. Truro also has a station on the main Penzance to Paddington line giving simple access throughout the county and through to London with journey times to Paddington around 4½ hours.

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

From communal entrance, entrance lobby leads to inner hall with entrance door into:-

INNER HALL Coat hooks, smoke detector, radiator, video phone entry system, utility cupboard with space and plumbing for washing machine, space for condensing dryer, fuse box, electricity meter. Doors into:-

OPEN-PLAN SITTING / DINING ROOM – 23'2" x 19' With double glazed windows and full height double glazed sliding door overlooking Truro city and opening out onto broad paved balcony 10'10" x 4'2" with space for table and chairs with lovely southerly views over the city to surrounding countryside beyond. Separated into two distinct areas:-

SITTING ROOM With two radiators, TV aerial point, telephone point, central heating control unit.



DINING AREA With space for four seater dining table, wood laminate flooring, cupboard housing Worcester gas central heating boiler, half glazed double doors into:-

KITCHEN – 8'2" x 6'2" Recently refitted with attractive white base and eye level cupboards on three sides with roll edge granite effect worksurface with tiled splashbacks, stainless steel Franke 1½ sink and drainer unit with swan neck mixer tap, integrated Bosch four ring induction hob with extractor fan over, integrated Neff electric oven and grill, space for refrigerator, space for washing machine, inset LED downlights, tiled flooring.



PRINCIPAL BEDROOM – 10'9" x 8'7" Double glazed window to front, radiator, TV aerial point, telephone point. Door into:-



EN-SUITE SHOWER ROOM With white sanitaryware including low flush wc, pedestal wash hand basin, recently refitted oversized shower cubicle with Mira Jump electric shower, chrome heated ladder style towel rail, wall mounted mirrored cabinet, shaver point, extractor fan, wood laminate flooring.

STUDY / BEDROOM 2 – 8'6" x 6'5"

Double glazed window to front, radiator.

FAMILY BATHROOM With white sanitaryware including low flush wc, pedestal wash hand basin with tiled splashback, bath with handrails and mixer shower attachment, tiled on three sides to dado level, extractor fan, radiator, inset LED downlights.



OUTSIDE

Allocated parking space directly opposite communal entrance plus visitor parking. Use of communal fitness room, located on the lower ground floor and accessed via lift from communal entrance. Communal rubbish and recycling store also on basement level.



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 1GP.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps highest available download speed. 220 Mbps highest available upload speed. (Source: Ofcom).

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

TENURE Leasehold Remaining term of lease 971 years and sold with a share of freehold. Latest service charge payable £3,240. Managing Agent is Koti.

DIRECTIONS See town map. Head up Mitchell Hill and turn right into Agar Road opposite The Rising Sun gastro inn. Proceed down Agar Road and the entrance to Devington Hall is on the right hand side. Pull into the car park and park in one of the designated visitor parking spaces on the right hand side. Proceed to the middle block of the building where the communal entrance for No. 10 will be found.

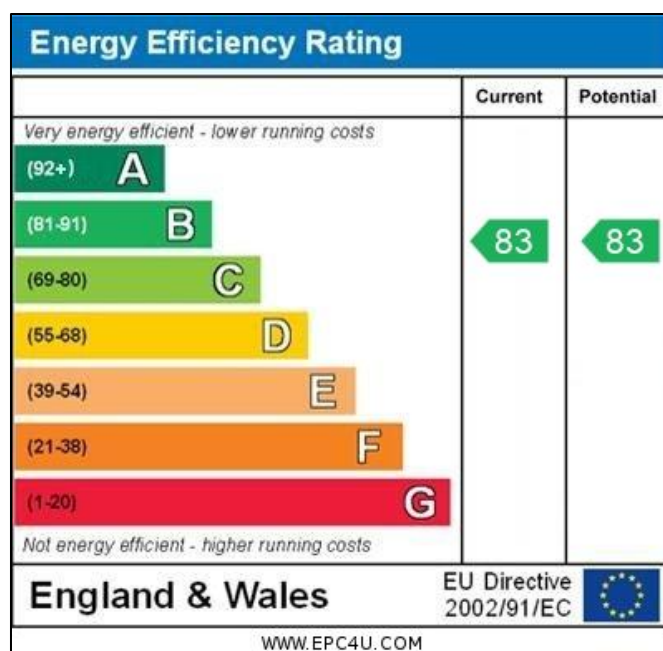
WHAT3WORDS ///alien.phones.stole.

AGENT'S NOTE 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, including the broadband speed and mobile phone coverage, 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.

Devington Hall, Agar Road, Truro

Approximate Area = 753 sq ft / 69.9 sq m

For identification only - Not to scale



FIRST FLOOR

