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11 St. Pirans Close



City Centre Location

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## A well presented two bedroom first floor apartment situated in the heart of the City of Truro

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- First Floor Apartment
- City Centre Location
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Modern Bathroom
- Private Balcony
- Resident Parking on first come first served basis
- Leasehold
- Council Tax Band A

Guide Price £185,000



### SITUATION

Rich in history and architectural heritage, Truro has the distinction of being the only city in Cornwall.

Dominated by the splendid three spired cathedral standing at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county.

This apartment complex stands centrally within the City allowing excellent access to the bus and train stations located just a short walk from the apartment. The rail line links directly with London Paddington. Newquay airport a little further up the county offers a number of scheduled domestic and international flights departing daily.

### DESCRIPTION

11 St Pirans Close is a well presented first floor apartment with residents parking offered on a first come first serve basis. This apartment is ideal for a first time home owner or a buy to let investment.

The property enjoys a small private balcony with useful storage cupboard and a covered entrance porch. There is an entrance hallway, kitchen has a window to the side and a range of modern, cream base and wall units, stainless steel sink and drainer, cooker, extractor fan, space for washing machine. The tiled floor has underfloor heating. The spacious sitting room has a window to the rear enjoying views towards the Cathedral. There are two double bedrooms and a contemporary

bathroom with tiled walls and flooring with underfloor heating. Low level WC, vanity wash basin and P shaped bath with shower and glass screen.

### OUTSIDE

The property enjoys a small outside private balcony. Residents Parking on a first come first served basis.

### SERVICES

Mains water, electric and drainage. Electric storage heating and underfloor heating. (Gas is available in the building).

### VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

### TENURE

The property is held on a Leasehold basis the remainder of a 125 year leasehold basis commencing July 2002 The annual Ground Rent is £10. The annual service charge is circa £665.

### DIRECTIONS

From Trafalgar Roundabout take the first exit by Halfords. Immediately turn right by the side of the Church, the apartment is on the left hand side.



Approximate Gross Internal Area = 56.7 sq m / 610 sq ft

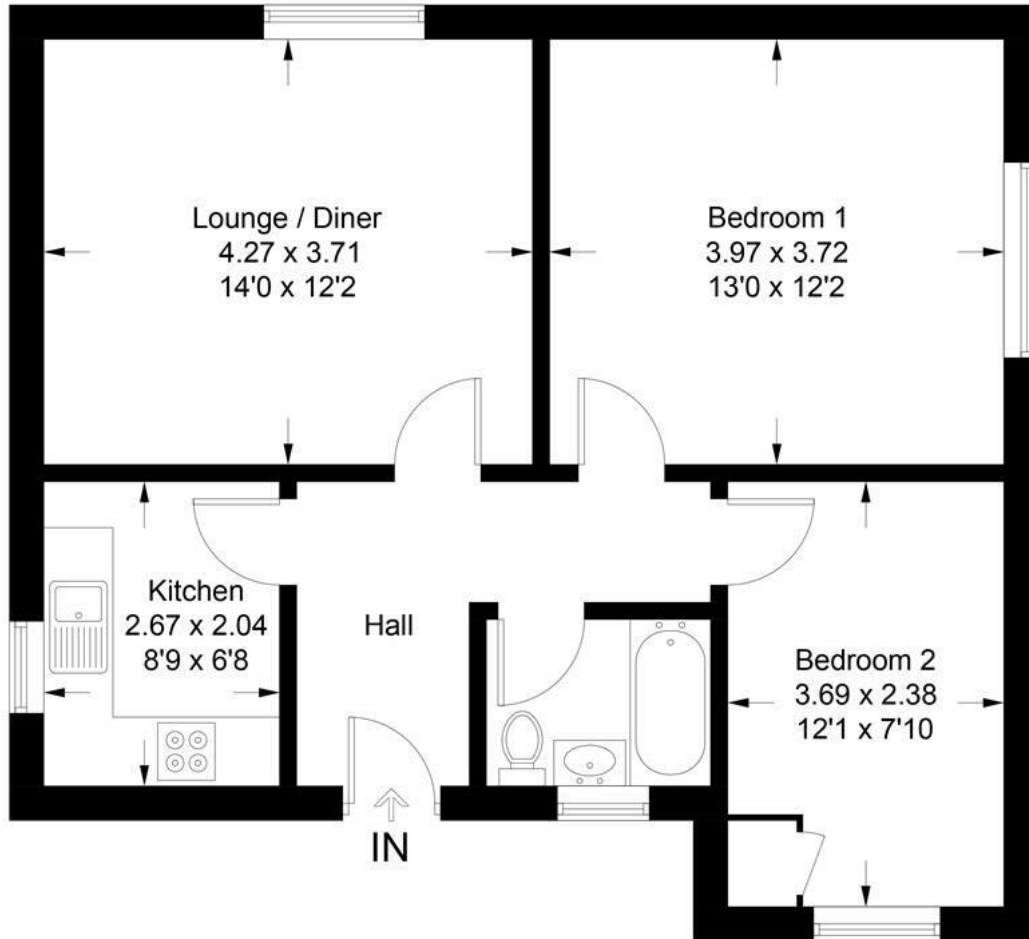
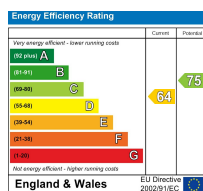


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (934051)

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