



Flat 8, Kelsey Apartments



Flat 8, Kelsey

City Road, Truro, TR1 2JL

Truro City Centre Location Perranporth Beach - 9 miles Falmouth
- 11 miles

An outstanding three-bedroom apartment situated within a striking new development in the heart of Truro, offering breath-taking city views from a private balcony.

- New Development with 10 Year AHCI Warranty
- Air Source Heat Pump
- Solar Panels
- EV Charging Points
- EPC Band A
- Third floor, 3 Bedroom Apartment
- Allocated Parking
- Lift
- Leasehold
- Council Tax Band E

Guide Price £470,000

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 which stands 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. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station, only a short walk from City Road, links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.



DESCRIPTION

Introducing this sleek, three bedroom, new-build, third floor apartment, featuring a grand entrance hall and captivating city views. The open-plan kitchen, dining, and sitting room is perfect for entertaining, with large sliding doors leading onto the balcony. The property offers three generously sized bedrooms. The master bedroom has an en suite shower room and a family bathroom serves the other bedrooms. The hallway also has a storage cupboard, phone/intercom system to unlock the front door to visitors. The building benefits from a lift which stops at each floor. Experience the pinnacle of sophisticated city living!

OUTSIDE

This apartment benefits from a spacious balcony to the front of the building as well as use of communal outside space at the rear of the building. The apartment comes with allocated parking plus use of the visitors' bays.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains water, electricity and drainage. Solar panels and air source heat pump. Underfloor heating throughout. Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors – Likely.

SERVICE CHARGES

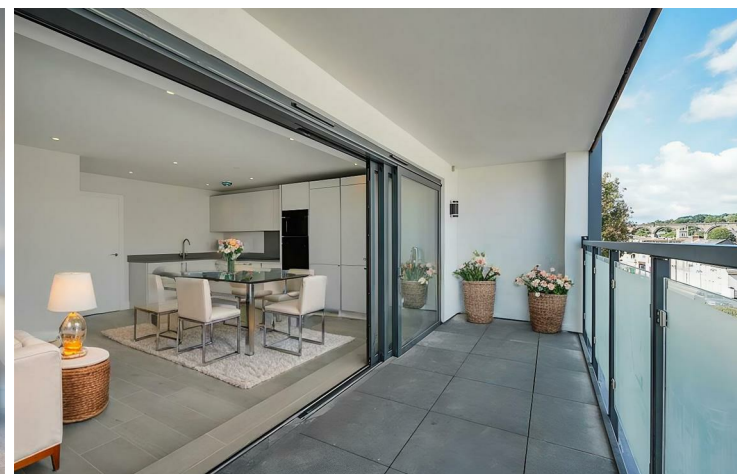
Service charge – Circa £1,200 PA.

DIRECTIONS

Driving down the hill on Lemon Street, turn left onto Charles Street and past our office, continue on this road for 300 yards and the development will be on your left.

AGENTS NOTE

Some images of rooms have been virtually staged to suggest possibilities, alongside the original photos. The property will be empty of furnishings upon viewing.



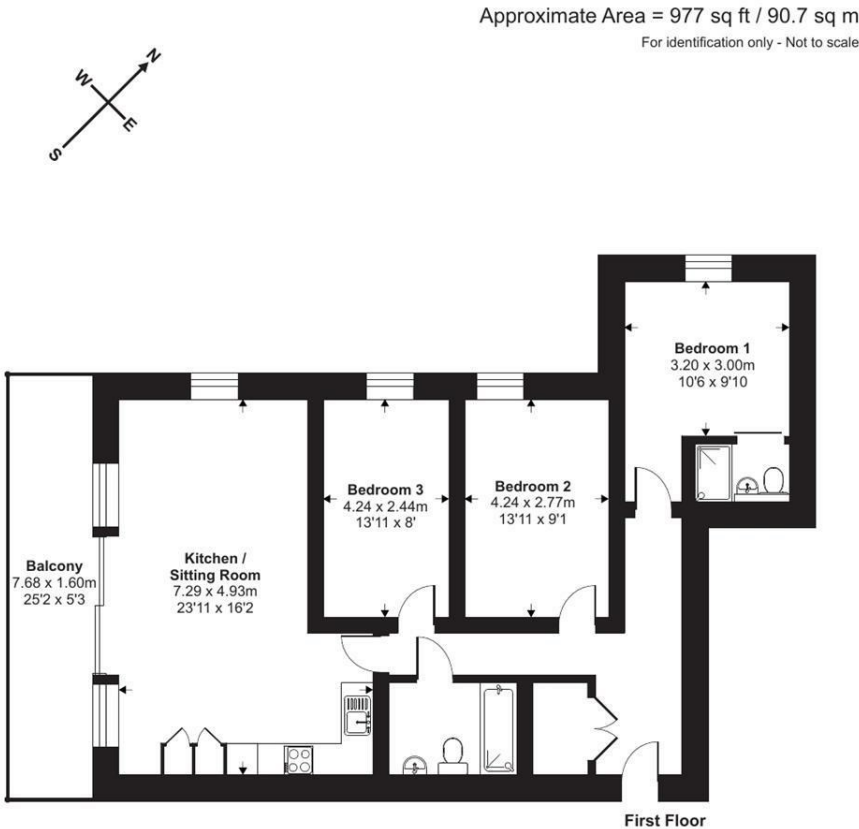
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A	Current	Potential
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1188643