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Flat 5

Flat 5, Kelsey Apartments, City Road, Truro, TR1 2JL



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

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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.

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- Second floor, 3 Bedroom Apartment
- Open plan kitchen/dining/living room
- Allocated Parking
- New Development with 10 Year AHCI Warranty
- Solar Panels
- Air Source Heat Pump
- EV Charging Points
- Council Tax Band E
- Leasehold
- EPC Band A

Guide Price £460,000



### 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, second floor apartment, featuring a grand entrance hall and 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

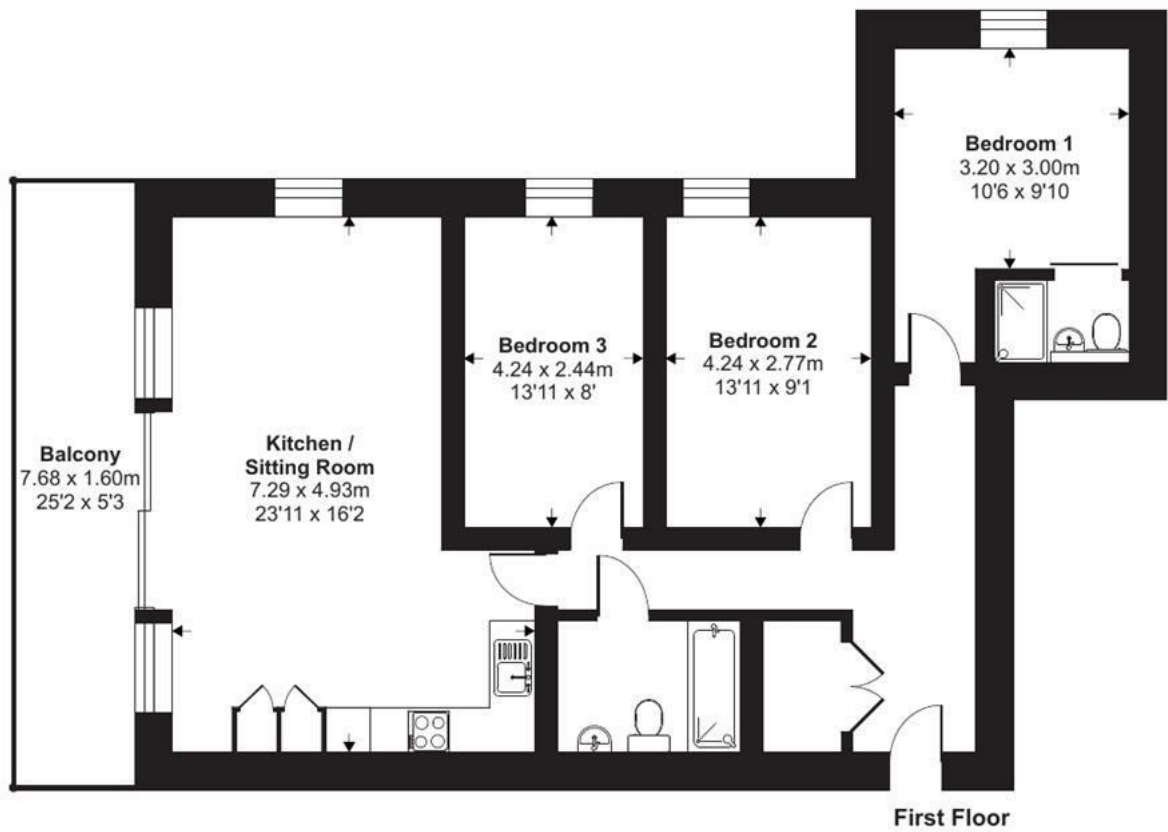
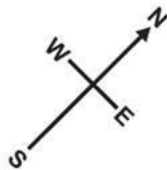
Driving down the hill on Lemon Street, turn left onto Charles Street and past our office, continue on this road for 300 yards and the development will be on your left.

### 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.



Approximate Area = 977 sq ft / 90.7 sq m  
For identification only - Not to scale



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

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  | 100                     | 100                                                                                 |
| (92-100) A                                  |  |                         |                                                                                     |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (55-68) D                                   |  |                         |                                                                                     |
| (49-54) E                                   |  |                         |                                                                                     |
| (41-48) F                                   |  |                         |                                                                                     |
| (31-40) G                                   |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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