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35 Boscawen Woods
Truro, TR1 1UE

An outstanding contemporary duplex apartment close to the centre of the city.

Truro 1 mile Falmouth 12 miles

- No Onward Chain • Contemporary Duplex Apartment Close To City Centre •
- Open Plan Sitting/Dining/Kitchen • Two Double Bedrooms (One En-Suite) •
- Family Bathroom • Ample Storage • Parking •

Offers in excess of £235,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

35 Boscawen Woods is situated in a highly regarded residential area close to the Truro River at Malpas. The apartment allows a level walk to the centre of the Cathedral City of Truro, an ancient port and market town situated in a valley at the head of the beautiful river bearing its name and dominated by the splendid three-spired cathedral standing at its heart. Forming the retail, administrative and cultural centre of Cornwall this small city offers a comprehensive range of amenities together with the county's leading educational establishments.

The property is also set conveniently for easy access to the wonderful sailing waters of The Carrick Roads whilst the north coast with its mixture of towering cliffs and sandy beaches is approximately nine miles distant.

Public transport links are excellent with a mainline rail connection to London Paddington and flights to London Gatwick and many other national and international destinations depart regularly from Newquay Airport.

DESCRIPTION

35 Boscawen Woods is an impressive duplex apartment set within a peaceful wooded setting close the popular park at Malpas and the Truro River. Boasting lovely views through the trees and communal grounds towards the park and river this spacious apartment is located on the first floor. The spacious accommodation arranged over two floors includes a hallway, two double bedrooms (one en-suite), a family bathroom and utility/store room on the first floor. A galleried landing leads to the impressive open plan kitchen/dining/sitting room on the second floor with Velux windows and push out balcony.

ACCOMMODATION

(With approximate room measurements shown on the floor plan)

BEDROOM ONE

Three windows to front. Radiator.

EN-SUITE

A concealed door leads into a contemporary suite with quadrant shower cubicle, wall hung vanity sink unit and concealed cistern toilet. Part tiled walls. Extractor fan.



BEDROOM 2

Window to rear. Radiator.

ENTRANCE HALL

Window to side. Two radiators. Utility/storage room with plumbing for washing machine. Stairs to first floor. Window to rear on half landing.

BATHROOM

A contemporary suite comprising bath, wall hung vanity sink and concealed cistern toilet. Part tiled walls. Extractor fan.

GALLERIED LANDING

Stairs lead from the entrance hallway to the galleried landing/library area. Velux light.

OPEN PLAN SITTING/DINING/KITCHEN

An impressive open plan bright and airy room with dining and kitchen area. Two velux windows to the rear and two large velux windows to the front, one with a push out balcony. The kitchen has a comprehensive range of cream base and wall units with stainless steel handles. Integral oven, four ring gas hob, stainless steel splash back and extractor fan. Space for fridge/freezer. Two radiators. Large storage cupboard housing boiler.

OUTSIDE

The apartment benefits the exclusive use of the surrounding communal woodland. There is a parking space for one vehicle with visitor parking.

TENURE

The property is held on a leasehold basis with the remainder of a term of 999 years from the 24th November 2016. Details of service charge and ground rent can be obtained from the agents.

SERVICES

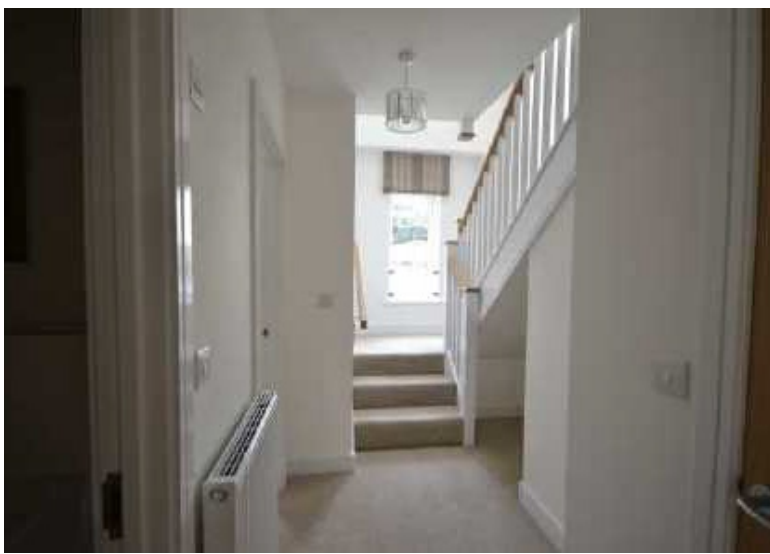
All mains services connected. Gas fired central heating.

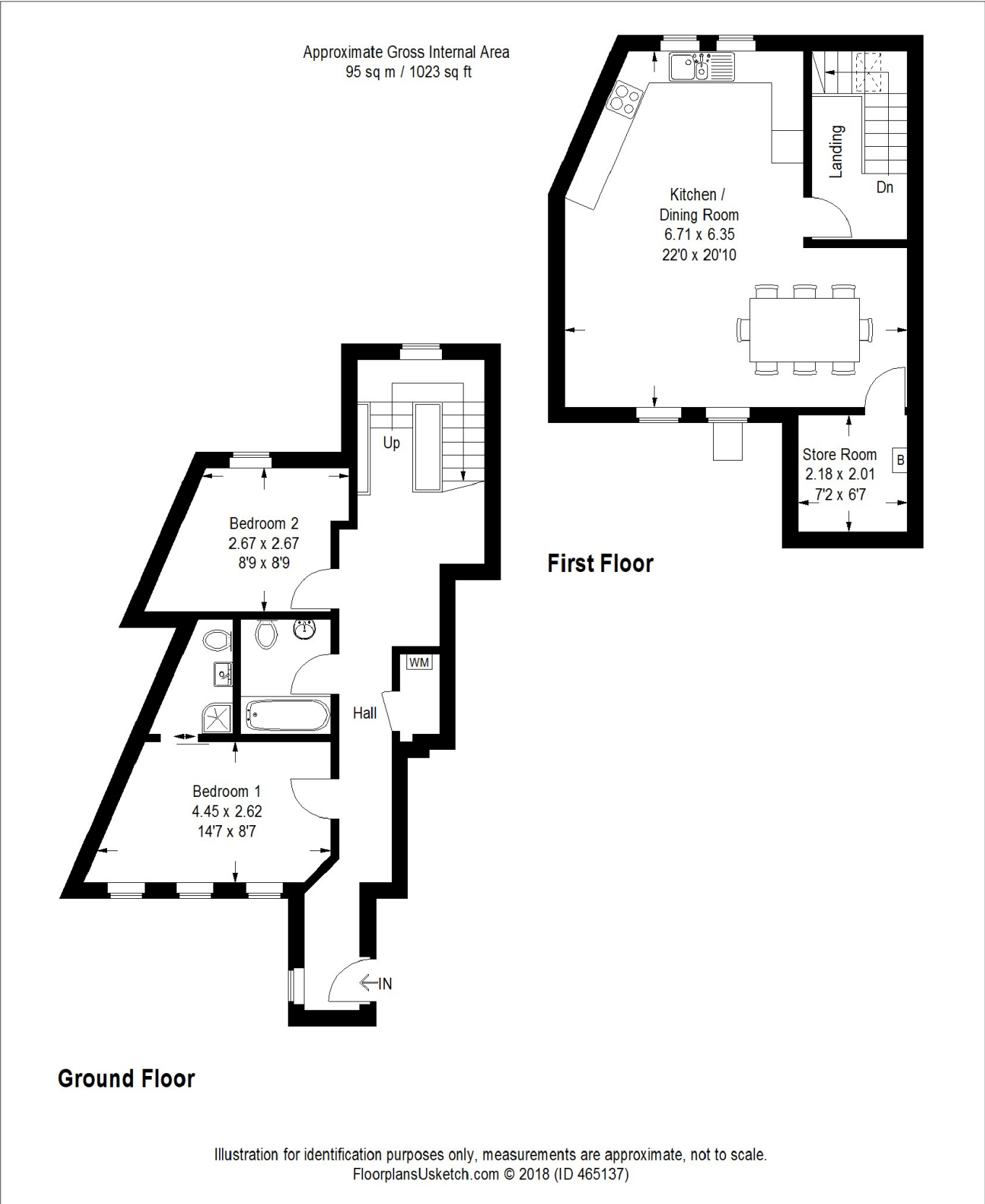
VIEWINGS

Strictly and only by prior appointment with Stags Truro Office on 01872 264488.

DIRECTIONS

From the roundabout follow the signs towards Malpas. On reaching the park on the right hand side turn left into the Boscawen Woods development. The entrance to Number 35 will be evident at the third block. Numbers are on the mail boxes outside.





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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 83 | 83 |
| (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 | |