



22 Robartes Court, Truro  
Guide Price £100,000



CLIVEPEARCE

01872 272622 | [hello@clivepearceproperty.com](mailto:hello@clivepearceproperty.com)



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**£100,000**

A spacious purpose built one bedroom flat in a favoured complex for the over 55s close to the centre of Truro. The property has a garage and there is a residents' lounge, laundry, guest suite, residents' parking and house manager.

# Property Description

## Why You'll Like It

Robartes Court is a highly sought after purpose built complex of houses and flats designed specifically for the over 55s. The property is a spacious first floor flat which is served by a lift. There is a communal patio with cathedral view just outside the flat. Once inside the hallway has a coat cupboard. There's a large living / dining room and the kitchen has been refitted with a range of cream shaker style units with built-in oven, hob, extractor and fridge / freezer. The bedroom is a generous double with built-in wardrobe and the shower room has also been refitted. There's a corner shower enclosure and white basin and WC. The shower room has an easy maintenance continuous panelled back splash fitted. Outside at the front, the property has a single garage. Robartes court offers a lovely community for the over 55s and is very well set up to make living there very enjoyable. There is a residents' association and a house manager. The home owners have the benefit of a communal residents' lounge to use if they wish and there is also a bookable guest suite for visitors and communal laundry. There is also a car park on site.

## Where It Is

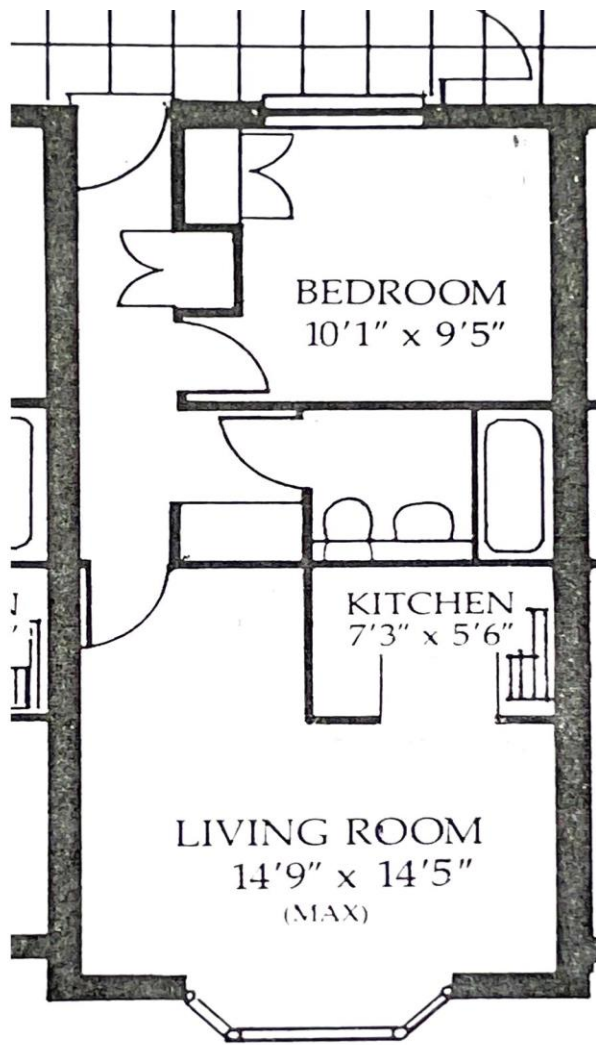
Robartes Court is conveniently situated in the Redannick area of the city with the amenities of Truro City just a short stroll away. Transport links are excellent with regular buses and the mainline train station is just a short walk away. School provision locally is good with both primary and secondary schools nearby (Bosvigo Primary and Truro High School are very close). There is a friendly play park in the area and a lovely sense of community. The Thomas Daniell pub at the end of Daniell Street is a highly regarded food and ale pub and is well supported by local residents. The Lander and Three Spires doctors surgeries are within walking distance too. Truro is a delightful city with the neo-gothic cathedral at its heart and the recently finished Hall For Cornwall is a state of the art theatre with a fantastic programme of events. The city has a lovely selection of shops, restaurants and cafes and there are many country and riverside walks nearby.

## Services And Tenure

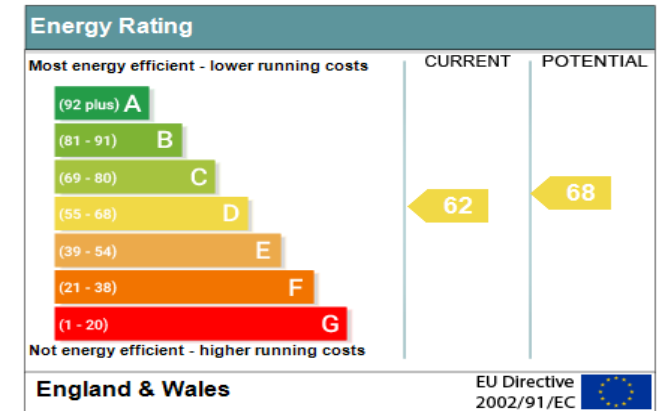
The property is leasehold with 999 years from 29th September 1989. Freehold owned by E&M Limited Managing agents: First Port Retirement Property Services Limited Ground rent £50 per annum Service / maintenance charge: £2507 per annum Reviewed annually The property has mains electricity, mains water and mains drainage. Council tax band B

## Important Information

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Address: 22 Robartes Court, Redannick Lane, TRURO, TR1 2XX  
 RRN:



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