



16 Lowen Court, Truro

£120,000



**CLIVEPEARCE**

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£120,000

In the heart of the city, this one bedroom apartment is suitable for those requiring retirement living in a convenient location.

# Property Description

## Why You'll Like It

A lovely first floor one double bedroom flat on the favoured river side of Lowen Court which is a McCarthy & Stone purpose built complex for the over 60s. These properties are very well designed to cater for the needs of the over 60s and Lowen Court benefits from an on site house manager, a communal residents' lounge, a laundry room, lift to the upper floors, bin store, buggy/ scooter parking and charging, emergency pull cord system and a car park (subject to availability). The flat itself has a welcoming entrance hallway. The living room is a generous size and there are glazed doors separating the kitchen from the living room. The kitchen is fitted with a range of units with roll edged work surfaces. The oven and hob are built-in and there is plenty of space for an under counter fridge / freezer. The bathroom has an accessible bath/shower, basin and WC suite.

**Bedroom** 14' 8" x 8' 2" (4.47m x 2.49m)

**Lounge/Diner** 17' 3" x 14' 0" (5.25m x 4.26m)

**Kitchen** 8' 11" x 5' 8" (2.72m x 1.73m)

## Where It Is

Lowen Court is situated right in the centre of Truro city providing level access to the shops and facilities including Marks and Spencer and Co-Op for daily provisions along with many bakeries, coffee shops, restaurants and bars all within easy walking or mobility scooter distance. Buses are available from the bus station which is also very close making this one of the most convenient locations for the over 60s to live in Truro.

## Services and Tenure

Leasehold. 125 year lease granted in 2000. Age restriction - occupants must be over 60 (or over 55 if partner of over 60 resident). Council Tax Band - TBC not currently available on government website. Annual service and maintenance charge - awaiting confirmation

## Important Information

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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