



5 Enys Quay, Truro

£140,000



CLIVEPEARCE

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A spacious two bedroom ground floor waterside flat for the over 55s with river views, located in the centre of Truro
NO ONWARD CHAIN. Level walk to shops, theatre, supermarkets, cafes and restaurants.

Property Description

Why You'll Like It

This ground floor two bedroom flat has been purpose built for the over 55s and offers independent living right in the centre of Truro with the added peace of mind of a house manager and pull cord alarm to assist if ever needed. The property offers a very rare level walk to the shops and is close to many lovely pubs, restaurants and cafes. There is a secure main door to the building with ramped access and an entry system fitted. The flat is located on the ground floor on the riverside of the building and has its own private front door from the main corridor as you would expect. Stepping inside there is a spacious entrance hallway with large storage cupboard. The living / dining room is a generous size and has a lovely outlook over the tidal River Allen which is a haven for wildlife and the park on Furniss Island. The kitchen is fitted with a range of base and wall units and there is a slot-in cooker included. There are two bedrooms each with river glimpses and a beautifully refitted shower room with oversize shower enclosure designed for accessibility with seat and grab handles fitted. Outside there is a parking area where we understand it is possible to rent a parking space (subject to availability). To the side of Enys Quay there is a locked private gate (for which the home owners hold a key) which leads to the pretty timber bridge which in turn takes you to the park at Furniss Island. From here there is an underpass to the quay where you can join boat trips to Trelissick Gardens, St Mawes and Falmouth (subject to seasons and timetable of course).

Where It Is

Enys Quay 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 55s to live in Truro. The state of the art theatre in The Hall For Cornwall has just reopened after a multi-million pound refit and attracts top name acts and shows.

Tenure and Services

The property is leasehold There is mains water, mains electricity and mains drainage connected. Pull cord call system with monitoring and house manager 5 days and nights per week Purpose built for the over 55s

Agent's Note

Please note that the quay will be repaired this year (2022) and the work is currently being planned by the management company Livewest. All flat owners will contribute to that one-off repair cost and the seller has stated that they will pay that cost (not the buyer).

Entrance Hallway

Living / Dining Room 17' 5" x 10' 2" (5.3m x 3.1m)

Kitchen 8' 6" x 7' 11" (2.59m x 2.41m)

Bedroom One 10' 1" x 9' 10" (3.07m x 3.00m)

Bedroom Two 8' 10" x 8' 7" (2.69m x 2.62m)

Shower Room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 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.

