



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Flat - Retirement

Asking Price

£110,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Enys Quay

Truro | Cornwall | TR1 2HH



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.

# Enys Quay

£110,000 Leasehold



- Two bedrooms
- River views
- Ground floor, easily accessible
- House manager
- Parking (subject to availability / separate rental)
- Purpose built for the over 55s
- City centre location
- Level walk to shops and theatre
- Safety pull cord / pendant system

## Council Tax Band C

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 75                      |
| (55-68) <b>D</b>                            | 60      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Truro  
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TR1 2LS



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