

2 Bedrooms

Flat/Apartment

**Asking Price** 

£220,000

Located in

Penryn



www.clivepearceproperty.com



## St. Gluvias Street

Penryn | Cornwall | TR10 8BJ



A deceptively spacious two double bedroom maisonette style flat with garden and impressive 26' 7" x 13' 1" (8.1m x 4.0m) living / dining room, in historic Penryn and easily walkable to both the waterfront and the town centre with a range of shops, galleries, cafes and bars nearby. Parking is available in nearby council car parks where it is possible to purchase a long term permit. No onward chain.

## St. Gluvias Street

£220,000 Leasehold







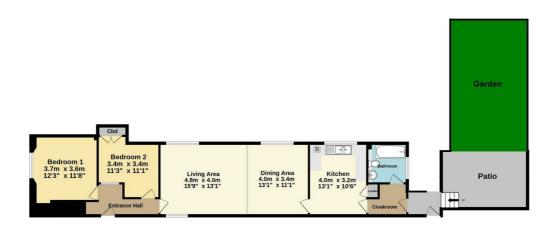




- Very spacious 2 double bedroom flat
- Fitted kitchen with appliances included
- Penryn centre location
- mains gas central heating
- Council carparks nearby (council permits can be purchased)

- Enclosed garden
- White bathroom suite with shower over bath
- · Views of the church
- Furniture available by separate negotiation

## Ground Floor 99.8 sq.m. (1075 sq.ft.) approx.



OTAL FLOOR AREA: 99.8 sq.m. (1075 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any other tems are approximate and no responsibility is taken for any error, omission or markstement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or effections; can be given.



## Council Tax Band A 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.

		Current	Potent
Very energy efficient - lower running costs			
(92 plus) A			
(81-91)			
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
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31 Lemon Street

Truro

Cornwall

TR1 2LS



hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com