



CLIVEPEARCE
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£120,000

Located in

Truro



www.clivepearceproperty.com



Enys Quay

Truro | Cornwall | TR1 2HH



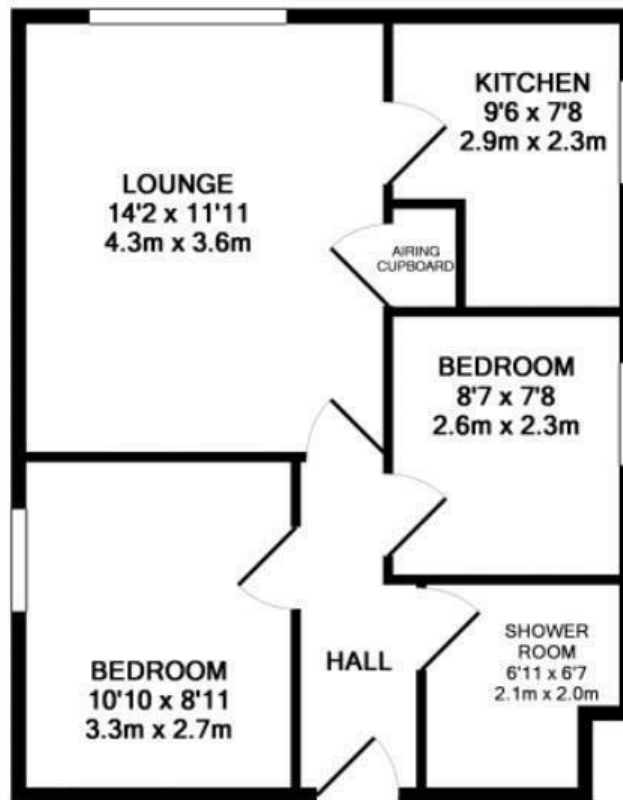
A city centre two bedroom upper floor flat with super views of Truro Cathedral in a purpose built building designed for the over 55s. Lift to all floors. Level walk to city amenities. On site parking (subject to availability).
NO ONWARD CHAIN

Enys Quay

£120,000 Leasehold



- Two bedroom flat
- City centre location
- Lift to all floors
- Emergency pull cord system
- Electric heating
- Purpose built for over 55s
- Level walk to the shops
- Lovely city and cathedral views
- Shower room
- On site parking subject to availability



TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 efficiency can be given.

Council Tax Band B

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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