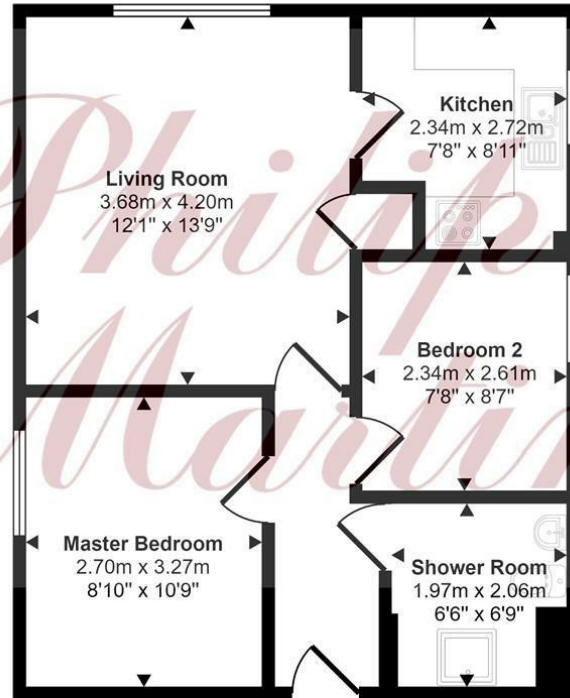


ENYS QUAY, TRURO

Approx Gross Internal Area  
47 sq m / 508 sq ft



Floorplan

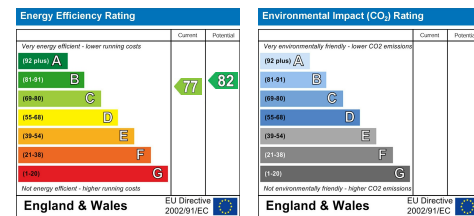
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- Retirement Apartment
- House Manager
- City Centre Location
- Two Bedrooms
- Visitors Parking
- Phone Entry System
- 55 Years and Over
- Sitting/Dining Room

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:  
(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.  
(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

CONTACT US

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10 ENYS QUAY, TRURO, TR1 2HH  
CITY CENTRE RETIREMENT APARTMENT

A large two-bedroom, first floor retirement apartment within a short level walk to the city centre's facilities, with double glazing, night storage heating and a visitors parking area. The apartment is for the benefit of those aged 55 years and over.  
EPC - C. Council Tax - C. Leasehold.

GUIDE PRICE £99,950



## THE PROPERTY

A two bedroom, first floor retirement apartment, within a short level walk to the city centre's facilities, with double glazing, night storage heating, panel radiators and a visitors parking area. The apartment is for the benefit of those aged 55 years and over. Further saleable attributes include a phone entry system, an in-house manager and a 24-hour care answering service.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

## COMMUNAL ENTRANCE HALL

With security phone entry system into the communal entrance hallway with the manager's office to the ground floor and lift and staircase to all floors. There is also a shared balcony as shown in the pictures.

## HALLWAY

Electric heater and call entry system.

## SITTING/ DINING ROOM

12'0" x 13'9" (3.68m x 4.20m)

Double window to the rear, carpeted flooring and two wall mounted electric heaters. Storage cupboard housing the hot water tank.

## KITCHEN

7'8" x 8'11" (2.34m x 2.72m)

With a range of base and eye level units. Composite sink

and drainer with tiled splashbacks. Indesit electric oven and four ring hob with extractor over. Space for fridge/freezer and plumbing for washing machine. Window to the side.

## BEDROOM ONE

8'10" x 10'8" (2.70m x 3.27m)

Window to the side, carpeted flooring and wall mounted electric heater.

## BEDROOM TWO

7'8" x 8'6" (2.34m x 2.61m)

Window to the side, carpeted flooring and wall mounted electric heater.

## SHOWER ROOM

6'5" x 6'9" (1.97m x 2.06m)

Vanity wash basin unit with storage below and low level W.C. Mirror over and tiled splashbacks. Walk in shower tiled to full height with wall mounted shower seat. Heated towel rail.

## SERVICES

Mains electric, drainage and water.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## COUNCIL TAX/TENURE

The property is leasehold with 125 years from 1987.

£201 per calendar month. This includes buildings insurance, window cleaning, gardening and a contribution to management costs which includes the lighting of common parts.



## DIRECTIONS

From Truro city centre proceed in an easterly direction along Boscawen Street taking the right hand fork into Princes Street. Continue along Princes Street until reaching the Square with Wendron Stoves on the left hand side. Take the driveway to the right of Wendron Stoves where the Enys Quay can be found located at the end of the driveway on the right hand side.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

