

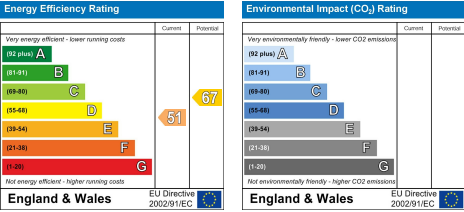
LEMON STREET, TRURO



KEY FEATURES

- GRADE II LISTED APARTMENT
- TWO DOUBLE BEDROOMS
- KITCHEN
- SITTING/DINING ROOM
- SHOWER ROOM & W.C.
- ALLOCATED PARKING
- COMMUNAL GARDENS
- CHARCTER FEATURES
- CITY LOCATION
- NO CHAIN

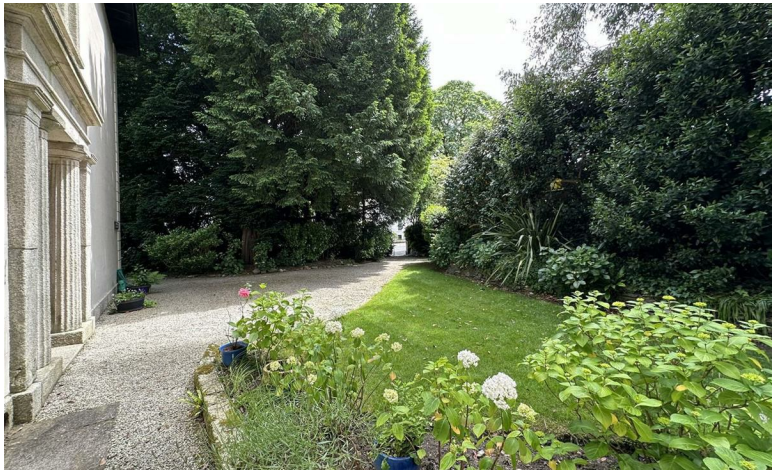
ENERGY PERFORMANCE RATING



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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



6 SOUTHLEIGH HOUSE, LEMON STREET, TRURO, TR1 2PE
TWO BEDROOM CITY APARTMENT SOLD WITH NO CHAIN

This two bedroom Grade II listed apartment is situated in Truro; close to the City Centre, Train Station and Treliske Hospital. Offering light and spacious rooms, in all, the accommodation comprises; entrance hallway, kitchen, sitting/dining room, two bedrooms, shower room and a separate w.c. There is allocated parking for the property as well as the benefits of communal gardens.
EPC - E. Leasehold. Council Tax - C.

GUIDE PRICE £210,000

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

THE PROPERTY

6 Southleigh House is a two bedroom, Grade II Listed apartment situated in the heart of Truro; within walking distance of the city centre and the wide range of amenities on offer. In all, the accommodation comprises; entrance hall, kitchen and sitting/dining room with steps up to a w.c. and bedroom, and a staircase dropping down to a further bedroom and a shower room. There is an allocated parking space as well as access and use of the shared, communal gardens. Being sold with no chain, viewing is recommended.

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.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

KITCHEN

10'7" x 6'0" (3.23m x 1.84m)
Comprising a range of base and eye level units with tiled splashbacks and worktops over. Integrated fridge/freezer, dishwasher, oven and hob with extractor fan over. Window. Inset sink and drainer.

SITTING/DINING ROOM

19'3" x 16'2" (5.88m x 4.93m)
Dual aspect room with large windows to front and side. Two radiators.



STEPS UP TO:

BEDROOM

18'1" x 11'4" (5.53m x 3.47m)
Window to side. Fitted cupboards. Radiator.

W.C.

Low level w.c. and pedestal hand wash basin.

LOWER GROUND FLOOR

BEDROOM

14'6" x 9'10" (4.44m x 3.01m)
Window to side. Fitted cupboards. Radiator.

SHOWER ROOM

7'5" x 5'7" (2.27m x 1.71m)
Comprising double walk in shower cubicle, pedestal hand wash basin and low level w.c. Radiator. Extractor fan.

OUTSIDE

There are communal gardens and allocated parking for No. 6 as well as visitor parking available.

TENURE

Leasehold. 999 years from 1976.

Service charge - £300 a quarter. Ground rent - £10 per annum.

COUNCIL TAX

C.



SERVICES

Mains water, electric, drainage and gas.

DIRECTIONS

From Truro city centre proceed up Lemon Street taking the turning right opposite the Richard Lander memorial by the Thomas Daniell into Infirmary Hill. The property can be located on your right hand side off Infirmary Hill.

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

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