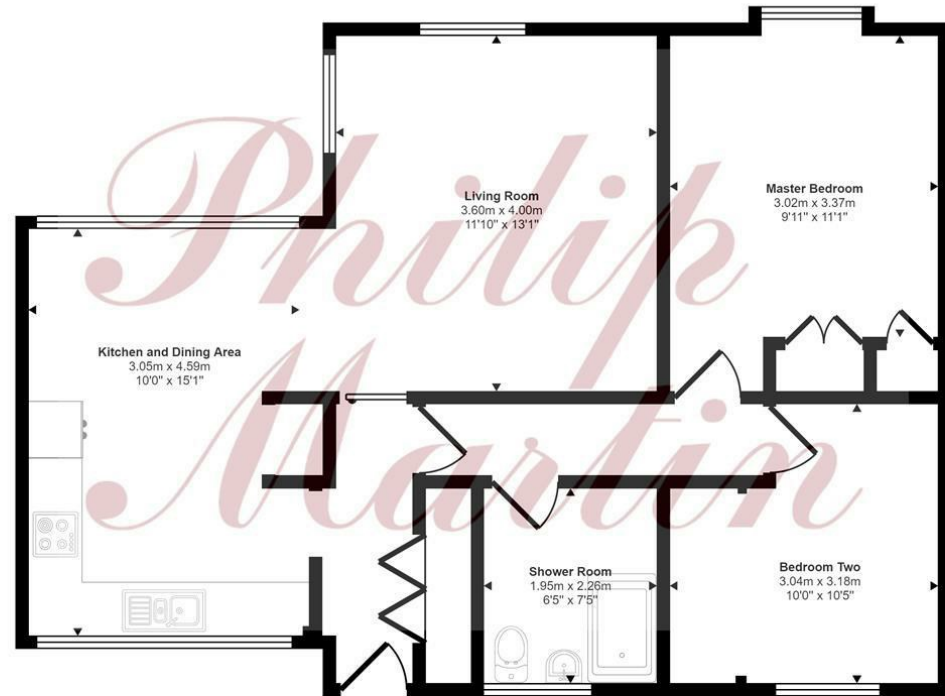


BENSON GARDENS, TRURO

Approx Gross Internal Area
66 sq m / 707 sq ft



Floorplan

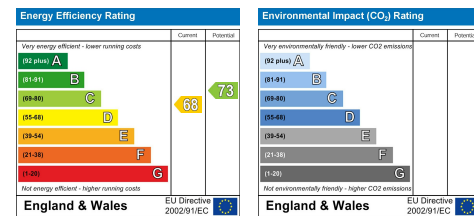
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- TWO BEDROOMS
- GAS CENTRAL HEATING
- SHOWER ROOM
- EASILY ACCESSABLE
- VISITORS PARKING
- KITCHEN / DINING / LIVING ROOM
- CITY LOCATION
- CAR PORT
- COMMUNAL GARDENS
- COMMUNAL LAUNDRY ROOM AND BIN STORE

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
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sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



12 BENSON GARDENS, TRURO, TR1 IDR

TWO BEDROOM FLAT WITHIN WALKING DISTANCE TO CITY CENTRE

This two bedroom flat is situated in Truro; close to the City Centre, Train Station and Treliske Hospital. Offering light and spacious living, in all, the accommodation comprises; entrance hallway, kitchen diner, living room, two bedrooms and shower room. There is an allocated car port providing parking, communal gardens, laundry room and bin store.

Tenure - Freehold / Council Tax Band C / EPC D

GUIDE PRICE £205,000

www.philip-martin.co.uk

THE PROPERTY

12 Benson Gardens is a two bedroom flat situated within walking distance to the centre of Truro with good transport connections and amenities on offer. The property is in good condition throughout and benefits from UPVC double glazing and gas central heating. In all, the accommodation comprises; entrance hallway, kitchen diner, living room, two bedrooms and shower room. There is an allocated car port providing parking, communal gardens, laundry room and bin store.

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.

ENTRANCE HALL

Storage cupboard housing consumer unit. Doors to-

KITCHEN DINER

10'0" x 15'0" (3.05m x 4.59m)

A range of base and eye level units with worktops over. Space and plumbing for freestanding dishwasher and fridge freezer. Electric oven and hob with extractor fan over. Window to front and rear.

LIVING ROOM

11'9" x 13'1" (3.60 x 4.00)

Open plan with kitchen diner and access from the entrance hallway. Dual aspect windows.

SHOWER ROOM

6'4" x 7'4" (1.95 x 2.26)

Hand wash basin, W.C, shower cubicle and space and plumbing for washing machine. Window to front.

Previously a bathroom but the bath was removed to install a shower cubicle. This could be reinstated.

MASTER BEDROOM

9'10" x 11'0" (3.02m x 3.37m)

Window to rear with secondary glazing. Built in wardrobes.

BEDROOM TWO

9'11" x 10'5" (3.04 x 3.18)

Window to front. Gas boiler is located in this room.

OUTSIDE

Communal gardens surround the property and are available for all residents to enjoy.

PARKING

The property has a designated car port providing parking.

COMMUNAL FACILITIES

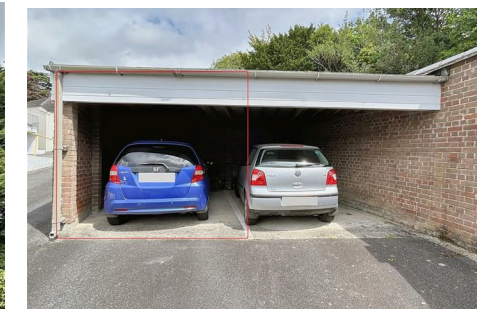
Communal bin store, laundry room and visitors parking bays are available on site.

TENURE

Leasehold - Share of Freehold

We understand that the leaseholders collectively own the freehold.

999 year lease from 1974



SERVICE CHARGE

Annual service charge is £1678 per annum (This can also be paid annually or monthly). Ground rent of £20 per annum.

Correct as of August 2024

COUNCIL TAX

Cornwall Council Tax Band - C

SERVICES

Mains gas, electricity, drainage and water.

EPC

Energy Performance Certificate

Current - 68D

Potential - 73C

N.B

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

DIRECTIONS

From our sales office situated in 9 Cathedral Lane, proceed on foot along Old Bridge Street, at the end of the road turn left and walk along St Clements Street. Turn right and walk up Moresk Road and then take the next right along Paul's Terrace. The property is located within the Benson Gardens development and is easily identifiable.

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.

