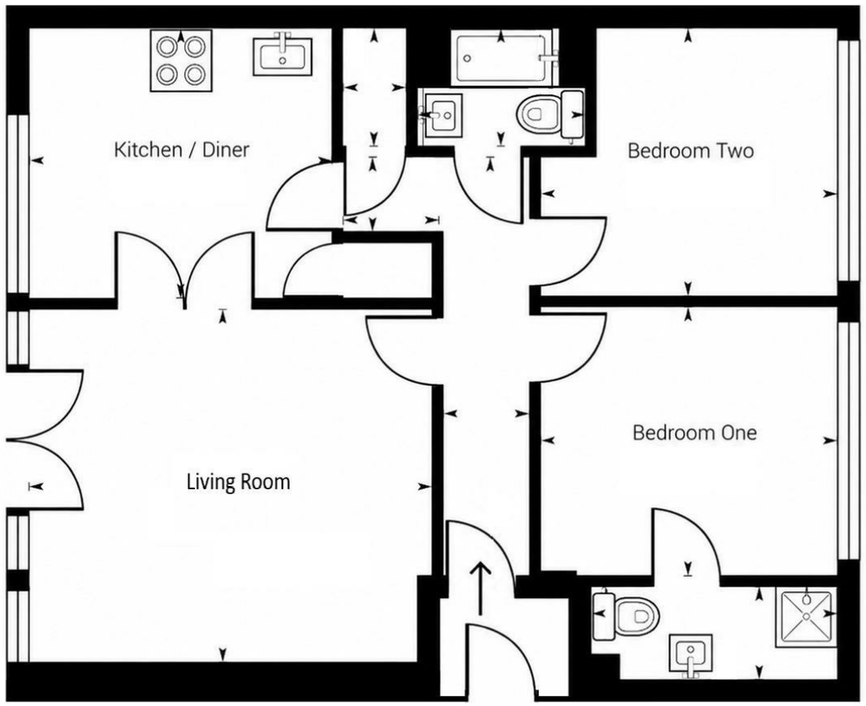
INFIRMARY HILL, TRURO





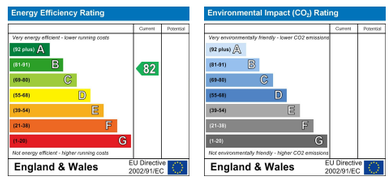




Key Features

- Ground floor apartment
- Lovely views to the cathedral
- Bathroom
- Kitchen/dining room
- Allocated parking.
- Close city centre
- 2 bedrooms (one with shower room ensuite)
- Sitting room with Juliet balcony
- Double glazing, gas central heating
- Leasehold with share of freehold.

Energy performance rating



Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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FLAT 9, LYSNOWETH, INFIRMARY HILL, TRURO, TR1 2FG

GROUND FLOOR APARTMENT CLOSE TO CITY CENTRE AND WITH LOVELY CATHEDRAL VIEWS

A prestige apartment in a four-storey building located just a very short distance from the shopping centre of Truro.
2 bedrooms (main bedroom with shower room ensuite), bathroom, sitting room with juliet balcony and kitchen/dining room. Double glazing and gas central heating.
Allocated parking just outside the entrance.

Leasehold. EPC Band - B Council tax Band - D.

Guide Price £250,000

GENERAL REMARKS AND LOCATION

Number 9 Lysnoweth is one of 22 apartments created in 2017 from a former office complex originally built in the mid 1960's. The conversion has been undertaken to a very high standard and whilst each apartment is similar in style there are variations throughout the building. This particular apartment is arguably one of the most desirable units being on the ground floor and with a separate kitchen/dining room and main living room. There are 2 bedrooms with the main bedroom having an ensuite shower room in addition to the main bathroom. Another benefit is the allocated private parking immediately outside the main entrance and literally just yards from the front door of Number 9.

Internal viewing is essential.

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.

The apartment is double glazed and has full gas fired central heating. There is CCTV and audio entrance phone.

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

ENTRANCE LOBBY

with coat hooks and door through to:

HALLWAY

with CCTV door control and alarm. Deep walk-in cupboard

SITTING ROOM

17'3" x 15'4" (5.26m x 4.67m)
with windows along the entirety of one wall and including double doors opening to a Juliet balcony. Radiator and double doors through to:

KITCHEN/DINING ROOM

13' x 11'5" (3.96m x 3.48m)
being well fitted with a range of units comprising base cupboards, tall storage cupboard, wall cabinets and work surface area with sink and drainer inset. Integral appliances include electric oven and hob with extractor above, fridge and freezer, dishwasher and washing machine. The Ideal gas boiler is also concealed in one of the cupboards. Built-in storage cupboard.

BEDROOM 1

12'9" x 10'9" (3.89m x 3.28m)
with radiator and access to EN SUITE SHOWER ROOM with shower cubicle fitted with rainhead shower, vanity wash basin and wc. Heated towel rail, shaver point and illuminated mirror.

BEDROOM 2

12'9 x 11'10" max (3.89m x 3.61m max)
with radiator.

BATHROOM

7'2" x 5' (2.18m x 1.52m)
with bath complete with shower attachment, vanity wash basin and wc. Heated towel rail and illuminated mirror.

OUTSIDE

Immediately outside the main entrance there is an allocated private parking space for one vehicle.













SERVICES

Mains water, electricity, gas and drainage.
The meter boxes for both electricity and gas for the entire complex are located in two small outbuildings adjacent to the main complex.

NB None of the appliances, electrical circuit or central heating system have been tested by the agents.

TENURE

The apartment is held on a leasehold tenure commencing 1st April 2017 for 999 years and with a proportionate share of the freehold. The insurance contribution for the period 2025/2026 is believed to be approximately £444 and the annual service charge £1,870.

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.

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.

DIRECTIONS

Lysnoweth can be approached from either Lemon Street on foot or Infirmary Hill by car. Both streets lead out of the shopping centre.