

FOR SALE



Truro

Penthouse Apartment, Two Double Bedrooms, Secure Parking, Balconies With City Views, Spacious Living Area, Chain Free.

Asking Price Of £335,000



- Two Double Bedrooms
- Penthouse Apartment
- Wrap Around Balconies
- Great Views Over Truro
- Secure Parking For Two Cars
- Ensuite Plus Family Bathroom
- Well Maintained Communal Gardens

PROPERTY DESCRIPTION A fantastic and well-presented penthouse apartment in this centrally located development with the added benefit of two undercover secure parking spaces. This light and bright apartment is very spacious and enjoys a wraparound balcony with pleasant views over the city and Truro cathedral. Internally there is a hallway with a telephone entry system, very spacious 24ft x 18ft living/kitchen room, family bathroom, two bedrooms, one with a dressing room and ensuite bathroom. Outside there are wonderful and well-kept gardens to enjoy with several seating areas. Other benefits include gas central heating and double glazing. Available chain free.

HALLWAY Phone entry system, radiator, loft access.

LIVING/KITCHEN 24' 7" x 18' 1" (7.50m x 5.53m) A fantastic light and bright room which has a comfortable living area with two pairs of double doors leading out on to the wrap around balcony with fantastic views over the city and Truro cathedral. The kitchen/diner again is generous in size and has an extensive range of wall and base units, inset sink, built under oven, inset gas hob with an extractor above, integrated fridge/freezer, washing machine, dishwasher and built in microwave, cupboard housing the boiler, built in cupboard housing the hot water cylinder, three radiators, two double glazed windows.

BEDROOM ONE 12' 7" x 12' 5" (3.85m x 3.79m) Double glazed windows with views over the cathedral, double glazed door opening on to the balcony which



has views over the gardens, radiator.



Ground rent £100 per year.

BEDROOM TWO ENSUITE 12' 5" x 9' 4" (3.79m x 2.86m) Double glazed doors opening on to the wrap around balcony, radiator, dressing area with a radiator, door to the ensuite.

DRESSING AREA 6' 7" x 5' 10" (2.03m x 1.80m) Located between the bedroom and ensuite bathroom, radiator.

ENSUITE 8' 2" x 5' 6" (2.51m x 1.68m) Bath, wc, pedestal wash hand basin, shower enclosure with a mains shower, heated towel rail, extractor fan.

BATHROOM 8' 9" x 6' 9" (2.67m x 2.06m) Bath, shower enclosure with an electric shower unit, wc, pedestal wash hand basin, radiator, extractor fan.

GARDENS Well tended level communal gardens with seating areas.

PARKING The property has two undercover secure parking spaces with one space being adjacent to the lift which will take you to your front door.

LEASEHOLD Remainder of a 199-year lease created in 2007.

Service charge £222 PCM





Martin & Co Truro

22 New Bridge Street • • Truro • TR1 2AA
T: 01872 225354 • E: truro@martinco.com

01872 225354
<http://www.truro.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.