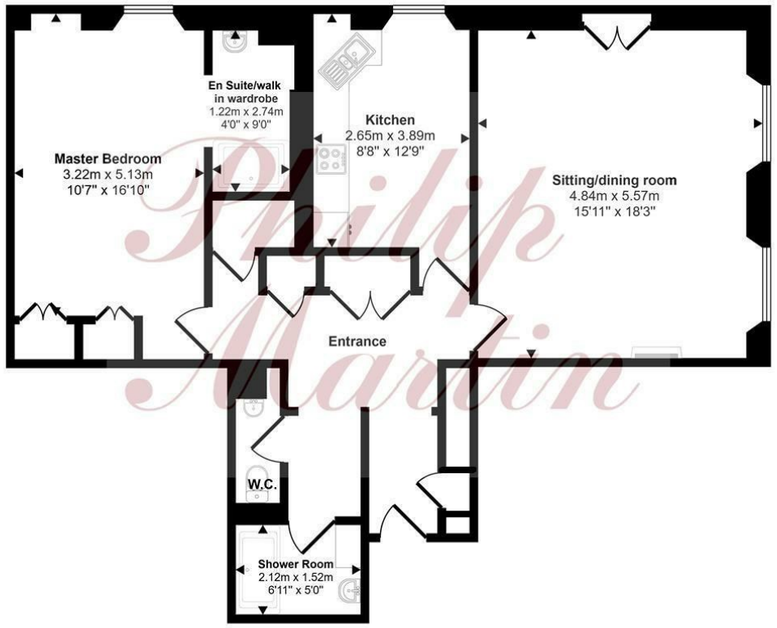
LEMON STREET, TRURO

Approx Gross Internal Area
89 sq m / 963 sq ft



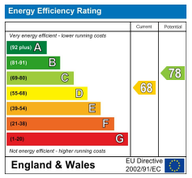
Floorplan

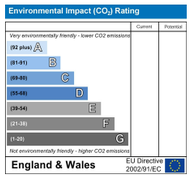
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Key Features

- GRADE II LISTED
- COMMUNAL GARDENS
- CITY CENTRE LOCATION
- GAS CENTRAL HEATING
- NO CHAIN
- OFF ROAD PARKING
- LIGHT AND SPACIOUS
- MODERN SHOWER ROOM

Energy performance rating





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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

FLAT 7, SOUTHLEIGH HOUSE, LEMON STREET, TRURO, TR1 2PE

GRADE II LISTED ONE BEDROOM APARTMENT SOLD WITH NO CHAIN

A well-presented grade II listed one-bedroom apartment situated within the popular Southleigh House development, conveniently located for Truro city centre and its excellent range of amenities.
The accommodation comprises; entrance hall, spacious sitting/dining room, well-appointed kitchen, double bedroom, separate W.C. and a modern shower room. The property would make an ideal first home, investment purchase or low-maintenance home for those looking to downsize.
EPC-TBC. Leasehold. Council Tax-C.

Guide Price £189,950

GENERAL COMMENTS

A well-presented Grade II listed one-bedroom apartment situated within the popular Southleigh House development, conveniently located for Truro city centre and its excellent range of amenities.
The accommodation comprises; entrance hall, spacious sitting/dining room, well-appointed kitchen, double bedroom, separate W.C. and a modern shower room. Externally the property benefits from well kept communal gardens and off road parking for one vehicle. The property would make an ideal first home, investment purchase or low-maintenance home for those looking to downsize.
Southleigh House enjoys a convenient position within Truro, providing easy access to the city's shops, cafés, restaurants and transport links. An internal viewing is highly 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.

ENTRANCE HALL

KITCHEN

8'8" x 12'9" (2.65m x 3.89m)
A range of base and eye level units. Integral electric oven and hob with extractor fan over. White moulded sink and drainer. Window with views of Truro Cathedral. Radiator.

SITTING/DINING ROOM

15'10" x 18'3" (4.84m x 5.57m)
Beautiful sashed windows with period fireplace. Two radiators.

MASTER BEDROOM

10'6" x 16'9" (3.22m x 5.13m)
Built in wardrobe. Shower cubicle with potential for ensuite or walk in wardrobe. Window with views of Truro Cathderal. Radiator.

W.C.

Recently modernised. Low level W.C and hand wash basin.

SHOWER ROOM

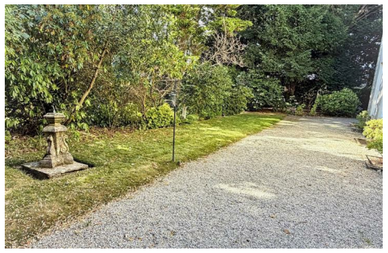
6'11" x 4'11" (2.12m x 1.52m)
Recently modernised walk in shower. Vanity hand wash basin.

OUTSIDE

The property benefits from well kept communal grounds, one off road parking space and three visitor's spaces for any guests.

TENURE

Leasehold. The lease is 999 years from June 1976
The annual service charge is £1560. Building insurance is approximately £450 per annum.
The ground rent is £20 per annum which is included in the service charge.
The new purchaser will also buy with the lease a £1 share in the Southleigh Management Company Ltd which owns the Freehold for the property.



COUNCIL TAX

C.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

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.

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.