



8 Daniell Court, Truro, TR1 2XJ  
£195,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

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- Ground floor flat
- Peaceful yet central location
- Two bedrooms, bathroom
- Open plan living/dining room, kitchen
- Private garden
- Garage en bloc nearby
- No onward chain
- Video tour available



*A ground floor flat in a convenient yet peaceful central location. Well-presented two bedroom accommodation with private garden and garage.  
Available with no onward chain.*



## The Property

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A super ground floor flat in sought after Daniell Court set within peaceful surroundings yet with the convenience of the city centre a short walk away.

A private front door opens to a hallway providing access to all areas of the flat and with two integrated storage cupboards. The open plan living and dining room is a great space with double opening doors to the garden and an archway providing seamless access to the fully fitted kitchen with integral oven, hob, extractor and space/plumbing for fridge/freezer and washing machine. There is a great sized main double bedroom with fitted wardrobe, a second single bedroom and a fully fitted bathroom. All is well presented throughout having undergone full redecoration and new carpets in recent weeks.

The property enjoys the huge benefit of a private South/West facing garden with plenty of room to enjoy al-fresco dining with a great deal of privacy and very useful side access. There is a single garage en bloc a short distance from the flat with power, light and pitched roof storage. As a resident of Daniell Court you also have access to a residents parking permit for the existing eleven bays on a first come first served basis. Furthermore, the property is in a TZ11 residents parking zone allowing each property access to permits to allow for on street parking for personal use and visitors – ask for details on pricing.

This is low maintenance, ready to move in, city centre living with the benefits of outside space and garage at a great price point. Available with no onward chain.

# The Location

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Daniell Court is located just off Daniell Road, one of Truro's most sought after roads of attractive period houses leading down into the city centre. You are incredibly close to town here being less than a 10 minute walk from the hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school, Thomas Daniell gastro-pub and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Bedroom 1



Bedroom 2



# Property Information

Tenure: Leasehold

Leasehold Terms: 999 year lease from 1989 with a share of the freehold. Peppercorn ground rent and current service charge of £1,040 per annum. Management Company - SMART Block Management, Exeter.

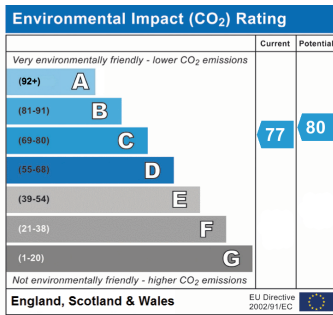
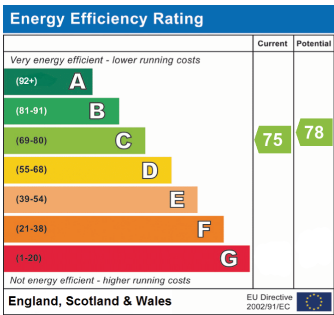
Council Authority: Cornwall

Council Tax Band: C

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks O2, Three, Vodafone – (good outdoor & variable indoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



Ground Floor



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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