

# Malpas Road

## Truro

### TR1 1QA

Guide Price £180,000

- NO ONWARD CHAIN
- TWO WELL-PROPORTIONED BEDROOMS
- BEAUTIFUL RIVER VIEWS
- STUNNING CONVERTED MILL
  - LIFT ACCESS
  - GATED ENTRANCE
  - PRIVATE PARKING
- OPPORTUNITY TO OWN A PORTION OF THE FREEHOLD
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - D

Floor Area - 721.18 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this truly impressive and deceptively spacious two-bedroom apartment, occupying a commanding and enviable position on the outskirts of Truro. Set within an elegant and beautifully converted 19th-century mill, the property perfectly blends period charm with modern living, offering a striking aesthetic and a unique sense of character rarely found in contemporary apartments.

Despite its peaceful riverside setting, the apartment remains within comfortable walking distance of a wide range of local amenities, while being tucked away from the hustle and bustle of the city centre.

Offered to the market with no onward chain, this exceptional home presents a superb opportunity for first-time buyers, downsizers, or investors alike. Further enhancing its appeal is the 999-year lease (granted in 2000), together with a share of the freehold, providing long-term security and peace of mind.

The accommodation is well laid out and thoughtfully designed, briefly comprising a bright and welcoming entrance hallway with doors leading to all principal rooms. The heart of the home is the impressive open-plan kitchen/dining/living area, flooded with natural light and boasting stunning elevated views over the river flowing below.

There are two generously proportioned bedrooms, both offering comfortable and versatile accommodation, along with a modern and well-appointed bathroom finished to a high standard.

Externally, the property further benefits from an allocated parking space, additional visitor parking, secure gated access, and the convenience of an internal lift servicing all floors, making this apartment suitable for a wide range of buyers.

The property is connected to mains water, electricity, gas, and drainage, and falls within Council Tax Band D.

Viewings are highly recommended to appreciate all this home has to offer.

#### LOCATION

Truro, the only city in Cornwall, is a compact yet well-equipped centre that blends historic character with modern convenience. Situated at the confluence of three rivers, it has long been the county's commercial and administrative hub, a role reflected in its broad streets, Georgian architecture, and civic buildings. The city is crowned by the impressive neo-Gothic Truro Cathedral, which overlooks a thriving retail core featuring a mix of national brands, independent boutiques, cafés, and restaurants. Truro offers a wide range of amenities, including supermarkets, leisure facilities, a cinema, and a strong selection of primary and secondary schools, as well as Truro and Penwith College. Excellent healthcare provision is provided by nearby Royal Cornwall Hospital, and the city benefits from good transport links, with a mainline railway station, regular bus services, and easy access

to the A30. Alongside these practical advantages, Truro maintains a lively cultural scene with theatres, galleries, markets, and festivals, while also serving as a convenient base from which to explore Cornwall's beaches, countryside, and coastal towns.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

##### ENTRANCE HALLWAY

Skimmed ceiling. Recessed spotlights. Smoke alarm. Consumer unit. Telecom system. Radiator. Multiple plug sockets. Skirting boards. Carpeted/laminate flooring.

##### KITCHEN/LOUNGE/DINER

Skimmed ceiling. Recessed spotlights. Smoke alarm. Four dual-aspect double-glazed windows. A range of wall and base-mounted fitted storage cupboards and drawers. Gas combination boiler. Integrated oven with four-ring gas hob and extractor hood over. Integrated under-counter fridge. Space for a dishwasher and freezer. Stainless steel sink with mixer tap and drainer. Two radiators. Television point. Multiple plug sockets. Skirting boards. Carpeted/laminate flooring.

##### BEDROOM ONE

Skimmed ceiling. Dual aspect double glazed windows. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

##### BEDROOM TWO

Skimmed ceiling. Recessed spotlights. Double glazed window to the side aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

##### BATHROOM

Skimmed ceiling. Recessed spotlights. Extractor fan. Splash-back tiling. Mains fed shower over the bath. Shaver point. Wash basin. W.C. Radiator. Vinyl flooring.

##### EXTERNALLY

##### PARKING

The property further benefits from an allocated parking space, along with additional visitor parking available on a first-come, first-served basis.

##### TENURE

The property was granted a 999-year lease in 2000 and is subject to an annual service charge of £2,034. The new owner will also acquire a share of the freehold, and a monthly sinking fund contribution is payable. The current owner will leave a substantial balance in the sinking fund, providing for future works should they be required.

##### SERVICES

The property is connected to mains water, electricity, gas, and drainage, and falls within Council Tax Band D.

##### MATERIAL INFORMATION

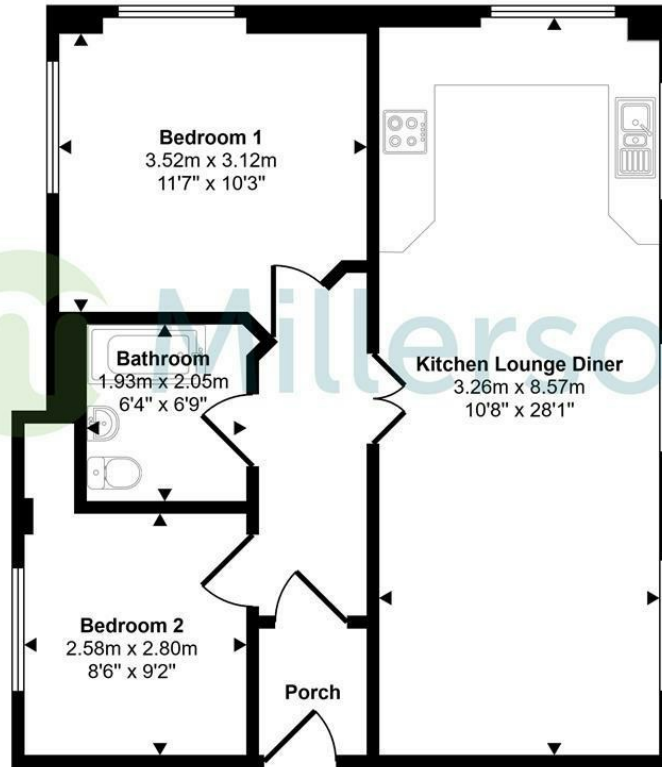


Verified Material Information  
 Council Tax band: D  
 Tenure: Leasehold  
 Lease length: 973 years remaining (999 years from 2000)  
 Service charge: £2034 pa  
 Property type: Flat  
 Property construction: Standard construction  
 Energy Performance rating: C  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Mains gas-powered central heating is installed.  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
 Parking: Off Street, Private, Gated, and Allocated  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: Yes  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: Lift access, Level access, and Wide doorways  
 Coal mining area: No  
 Non-coal mining area: Yes  
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



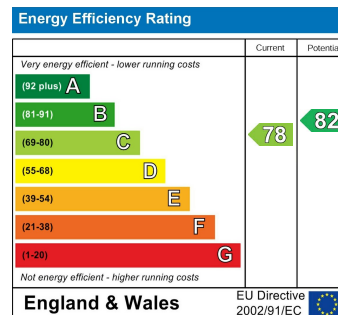


Approx Gross Internal Area  
61 sq m / 655 sq ft



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.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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