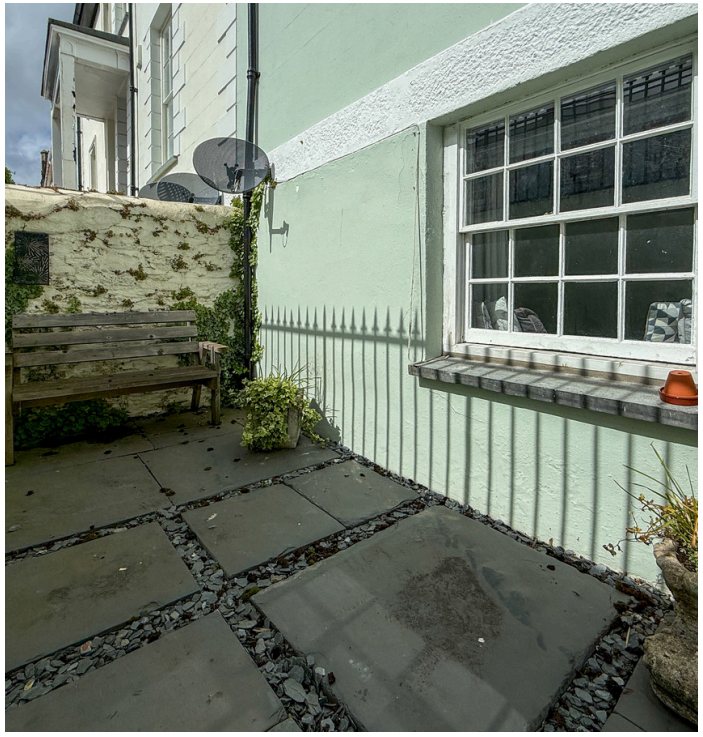
19A St Georges Road, Truro, TR1 3JD

£145,000

JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Basement level apartment
- Beautiful Grade II listed Georgian property
- City Centre location
- Double bedroom with en-suite
- Large living/dining, seperate kitchen
- Sunny private courtyard
- No onward chain
- Video tour available



The Property

This spacious apartment sits at the basement level of a beautiful Grade II listed Georgian townhouse in central Truro. A perfect low maintenance primary home, secondary residence or buy to let investment with the option to purchase fully furnished if desired.

The accommodation has been recently renovated and is very well presented throughout. An entrance hallway provides ample coat and shoe storage whilst providing access to all areas of the property. The open plan living and dining room is an impressive size with a tiled feature fireplace, ornate built in storage to the recess either side and with a sash window to front aspect and lovely little window seat. The recently fitted kitchen sits at the end of the hall and has a range of base and eye level units, worktop, integrated oven and hob with space and plumbing for fridge/freezer, dishwasher and washing machine. The bedroom is a very large double with recessed storage, sash window to rear aspect and another window seat. The en-suite shower room is another recently renovated room with a walk in shower, WC with fitted basin and a storage cupboard also housing the modern gas boiler.

To the front the property enjoys a private South facing sunny courtyard with plenty of space for outdoor furniture and the benefit of a large storage cupboard under the steps that rise to street level. With regards to parking the property is in a TZ1 residents parking zone allowing each property access to permits to allow for on street parking nearby for two cars and visitors – ask for details on pricing.

This is a well priced opportunity for those seeking a city centre low maintenance home and excitingly available with no onward chain.

The Location

The property is located on the beautiful St Georges Road in central Truro. You are incredibly close to town here being less than a 5 minute walk from the city centre hustle and bustle whilst being conveniently placed for Truro train station nearby. This position is also close to the well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with 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.

Property Information

Tenure: Leasehold

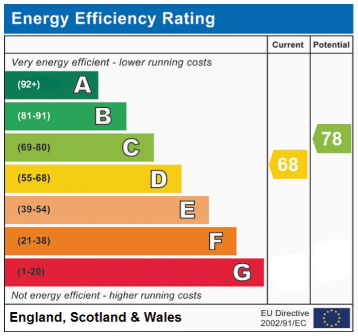
Leasehold Terms: 999 years from 1989. Ground rent of £25 per year paid to the freeholder who lives in the townhouse above. No service charge but a 1/3 contribution to yearly buildings insurance.

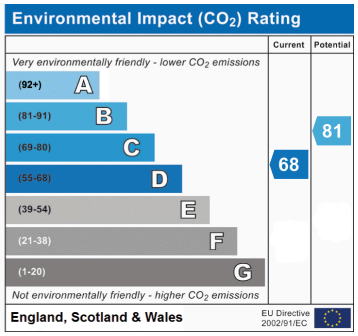
Council Authority: Cornwall. Council Tax Band: A

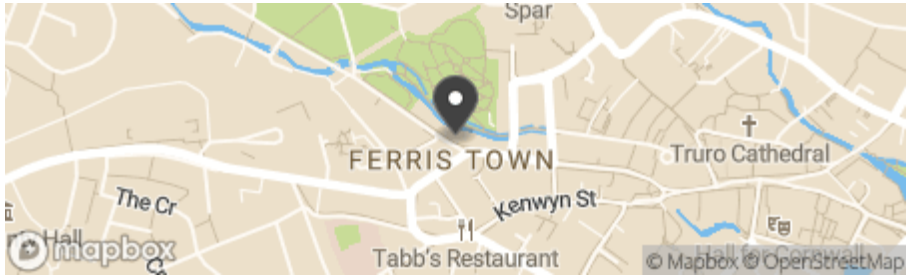
Services: Mains water, drainage, electric and gas are all connected.

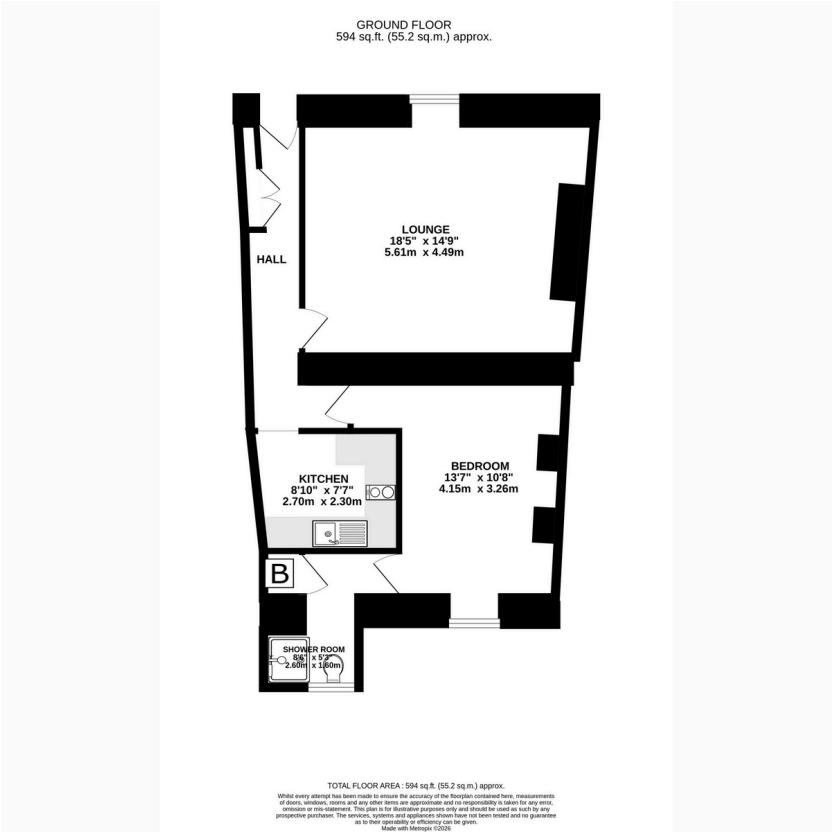
Mobile Signal: Best network – (good indoor & outdoor). Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The building that the flat is part of is Grade II listed and the property sits within a conservation area. The property cannot be run as a holiday let.









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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