



CLIVE PEARCE

Now you're moving

1 Bedrooms

Flat/Apartment

Offers In The Region Of

£165,000

Located in

Truro



www.clivepearceproperty.com



St. Clements Hill

Truro | Cornwall | TR1 1GW



A beautifully presented one double bedroom apartment in a purpose built complex for the over 60s with a lift to all floors, residents' lounge with coffee bar, communal gardens, communal carpark, emergency call system and house manager; ideally located within walking / mobility scooter range of the city centre.

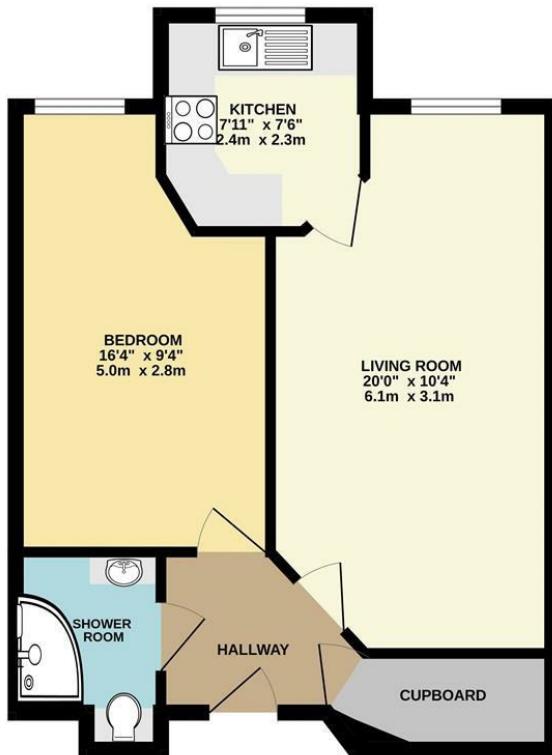
St. Clements Hill

£165,000 Leasehold



- One double bedroom apartment
- Communal gardens
- House manager
- Lift to all floors
- Convenient city centre location
- Purpose built over 60s complex
- Communal carpark
- Emergency call system
- Residents' lounge
- Excellent decorative presentation

475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band B Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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