



8 Clifden Gate, Falmouth Road, Truro, TR1 2GB
£330,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Top floor modern lift served apartment
- Located on one of Truro's most sought after roads
- Spacious 3 double bedroom accommodation
- Master en-suite, separate bathroom
- Large living space with window seat and views over the city
- Private West facing balcony, communal gardens
- Private parking plus visitor spaces
- Video tour available



View from living room



Beautifully presented top floor apartment with three double bedrooms and a private balcony, set within one of Truro's most sought-after developments on Falmouth Road, just a short walk from the city centre.



The Property

Positioned on the top floor of the handsome Clifden Gate development, this beautifully presented modern apartment offers over 1,000 sq ft of beautifully proportioned accommodation. Combining generous room sizes with the character of a top-floor setting, it also benefits from beautifully maintained communal gardens and allocated parking, creating a home that feels both spacious and practical.

A generous entrance hall with several built-in storage cupboards, gorgeous wooden flooring and a sun tube streaming in natural light sets the tone for the accommodation. Double doors lead through to an impressive 26ft open-plan living and dining room. This is undoubtedly the heart of the home, with generous space for both relaxing and entertaining. The distinctive rooflines and deep dormer window create a wonderful sense of character, while the bespoke window seat provides the perfect place to sit and enjoy the far-reaching outlook across the city and surrounding countryside.

The separate kitchen is well appointed with an excellent range of fitted units, generous worktop space and integrated appliances, creating a practical space that sits naturally alongside the main living area with a window overlooking the communal green space.

All three bedrooms are comfortable doubles, making the apartment equally suited to couples, families or those looking for dedicated guest accommodation or a home office. The principal bedroom is particularly generous, benefiting from fitted wardrobes, a spacious en-suite shower room and French doors opening onto the private balcony, creating a lovely spot to enjoy a morning coffee or unwind at the end of the day to enjoy the last of the sunshine. The remaining bedrooms are served by a well-appointed modern family bathroom.

The apartment has been thoughtfully upgraded by the current owners and is presented in immaculate condition throughout, allowing a new owner to move straight in and enjoy it from day one.







Outside, residents enjoy beautifully maintained communal gardens with attractive seating areas surrounded by mature planting. The property also benefits from an allocated parking space together to the rear accessed off School Lane with visitor parking to the front of the building off Falmouth Road. The communal hallways are impressive grand hallways made to replicate the period grandeur of the original building that once stood here. There is also the huge benefit of a communal lift meaning that you have all of the benefits of top floor living without the stairs to climb!

Offering the proportions of a house with the convenience of apartment living, this is a rare opportunity to acquire one of the finest apartments within this highly regarded development in a superb location.



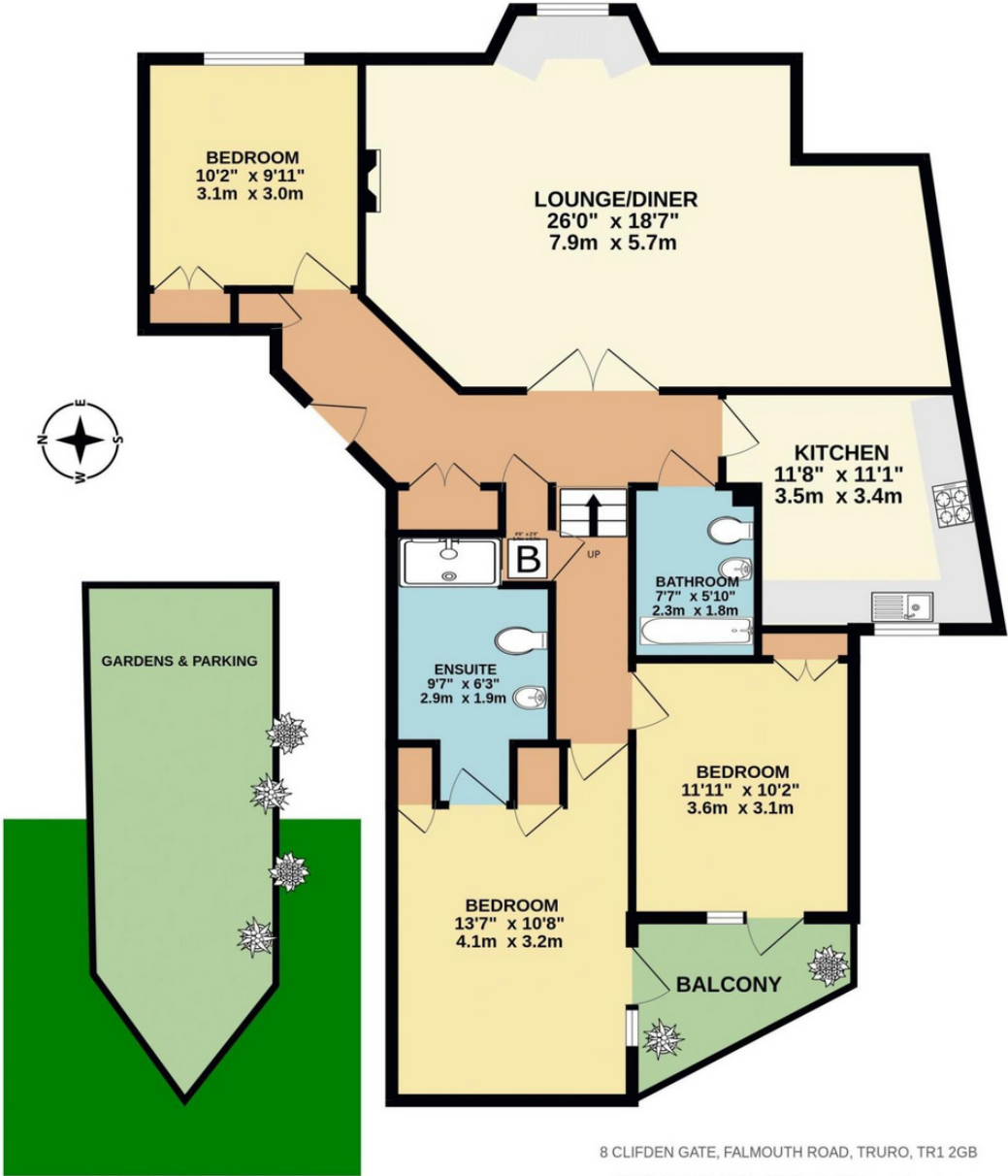
The Location

Falmouth Road is one of Truro's most sought-after locations – a stunning mix of old and new architecture set along an attractive tree lined road. It enjoys an incredibly peaceful atmosphere but with the convenience of the city on your doorstep. You can walk into town in minutes to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Truro High School for Girls, Bosvigo primary school and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be on the A30 in around 10/15 minutes and there are excellent transport links with trains and buses heading in all directions 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.



Floorplan



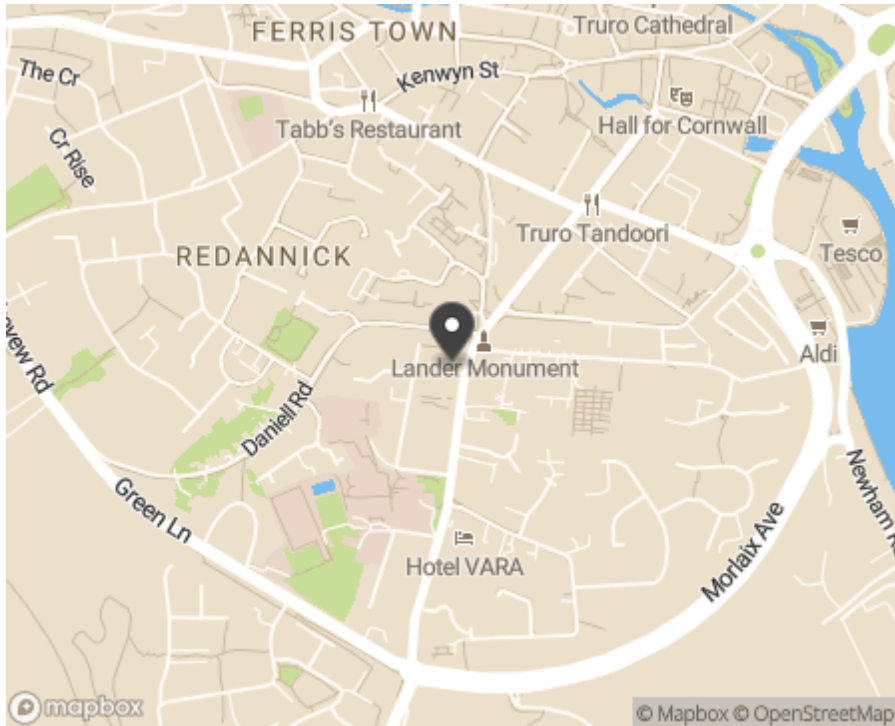
TOTAL FLOOR AREA : 1026sq.ft. (95.3 sq.m.) approx.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Property Information

Tenure: Leasehold with share of freehold.
Leasehold Terms: 999 year lease from 2001. £270 per month service charge includes buildings insurance, gardening of communal spaces, window cleaning, communal area cleaning, decorating and maintenance of communal areas, door system and lift maintenance. The managing agents are Belmont Property Management.
Council Authority: Cornwall
Council Tax Band: E
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: All networks – good outdoor and variable indoor.
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.
Note: The property is in a conservation area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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