

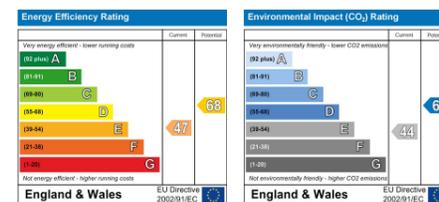
TRURO



KEY FEATURES

- 3 Bedroom Flat
- Single Bedroom Flat
- Graveled yard area
- Gas Central Heating (2 flats)
- 2 Bedroom Flat
- Parking for 4 cars
- PVC double Glazing
- Excellent Investment

ENERGY PERFORMANCE RATING



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ASSAY HOUSE JAMES PLACE, TRURO, TR1 1JL

A UNIQUE INVESTMENT OPPORTUNITY IN THE CENTRE OF TRURO

A substantial building comprising three flats, each with tenants in situ providing an instant return on investment.

Guide Price £450,000 including garages, or £400,000 excluding garages.

COUNCIL TAX- A. FREEHOLD

GUIDE PRICE £450,000

This is a rare opportunity to purchase a substantial detached building converted into three flats right in the heart of Truro. All three flats have been fully let to a variety of long and short term tenants over the years and hence this is an excellent investment for those involved in the residential letting market.

The city of Truro has an excellent range of shopping facilities with many of the national multiples, an historic Cathedral, several private and state schools and main line railway station with direct connection to London (Paddington). The Hall For Cornwall offers a varied program of entertainment.

Assay House is substantially constructed and features brick elevations under a hipped slated roof with PVC double glazed windows. The three flats are arranged over three floors although the lower ground floor has limited floor space due to the split level nature of the building. The two upper flats are centrally heated.

### FLAT 2 - FIRST FLOOR - LET ON AN AST AT £895PCM

A flight of steps leads to obscured glazed panelled front door opening to:-

#### ENTRANCE HALL

Radiator, double airing cupboard housing hot water tank and slatted shelving. Access to loft. Doors to bathroom, separate w.c, two bedrooms, kitchen and lounge.

#### LOUNGE

20'0" x 9'0" (6.10 x 2.74)  
Dual aspect room with windows to the front and rear elevations, part canopied ceiling, two radiators and serving hatch to:-

#### KITCHEN

9'9" x 7'9" (2.97 x 2.36)  
Window to the rear elevation, a part canopied ceiling, range of modern shaker style fitted base and wall units. Base cupboard units with a roll edged worktop and complementary tiled splash back

incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer, space for cooker, space for fridge, space for washing machine. Gas central heating boiler.

#### BEDROOM 1

9'9" x 8'6" (2.97 x 2.59)  
Window to the front elevation, radiator.

#### BEDROOM 2

10'4" x 7'2" (3.15 x 2.18)  
Window to the front elevation, radiator.

#### BATHROOM

Obscured glazed window to rear elevation. White suite comprising panelled bath with electric shower over, tiled surround and glazed shower screen. Pedestal wash basin, radiator and half tiled walls.

#### SEPARATE W.C.

Obscured glazed window to rear elevation, low level w.c.

### FLAT 1 - MIDDLE FLOOR - LET ON AN AST AT £895PCM

#### ENTRANCE LOBBY

With half glazed door leading through to hallway with large airing cupboard containing lagged hot water cylinder with electric immersion heaters.

#### SITTING ROOM

10'7" x 8'9" (3.23 x 2.67)  
With fitted shelving, radiator and further Myson heater. T.V. aerial point.

#### KITCHEN

8'10" x 8'5" (2.69 x 2.57)  
With a range of base cupboards, matching wall mounted storage cupboards and work surface area with sink and drainer inset. Four



ring Thermoflow cooker with fan assisted oven, cooker panel and radiator. Ideal Mexico gas fired central heating boiler.

#### BEDROOM 1

11'0" x 9'6" (3.35 x 2.90)  
With radiator.

#### BATHROOM

Being half tiled and with suite comprising bath complete with shower and mira sport electric shower fitting, wash hand basin and w.c.

#### INNER LOBBY

With doors to:-

#### BEDROOM 2

9'0" x 8'0" (2.74 x 2.44)  
With radiator.

#### BEDROOM 3

8'0" x 7'6" (2.44 x 2.29)  
Plus door lobby. Radiator.

### FLAT 3 - L GROUND FLOOR - LET ON AN AST AT £425PCM

This flat is only suitable for a single occupancy and briefly comprises:- SITTING ROOM, KITCHENETTE, BEDROOM AND SHOWER ROOM.

#### OUTSIDE

To the front of the building is a tarmac parking area with space for up to 4 cars and to the rear is a gravelled yard area suitable for drying clothes or sitting out.

There are also TWO GARAGES. One is currently let at £100 pcm.

#### SERVICES

Mains water, electricity, gas and drainage are believed to be connected.

#### N.B.

The electrical circuits, appliances and heating systems have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

The easiest route to James Place is by turning left immediately after the Trafalgar Service Station when leaving the city centre along Tregolls Road towards St. Austell. Continue a short distance and then bear right into the first cul-de-sac. Assay House will be easily located on the right hand side.

#### COUNCIL TAX

A.

#### TENURE

Freehold.

