



**Enys Quay, Truro, TR1 2HH**

Truro

Guide Price  
**£85,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

Offered onto the market with no onward chain, this spacious two bedroomed city centre retirement apartment is situated on the first floor and boasts River views.

Within a short level walk to the city centre's facilities, with double glazing, night storage heating, panel, modern shower room, fitted kitchen and a visitors parking area.

The apartment is for the benefit of those aged 55 years and over. phone entry system, an in-house manager and a 24-hour care answering service.

**Location**

Enys Quay is ideally located for Truro City centre with its excellent range of shops, restaurants and bars. The Hall for Cornwall is also a popular venue for entertainment.

**Agents Information**

Tenure Leasehold. Remainder of 125 year lease created in 1988.

Service Charge - (TBC) believed to be around £217.85 per month. This includes buildings insurance, window cleaning, gardening and a contribution to management costs which includes the lighting of common parts.

Council Tax - Band C.

Broadband : Standard or Superfast - 15mbps to 53mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, Three & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)





#### Information

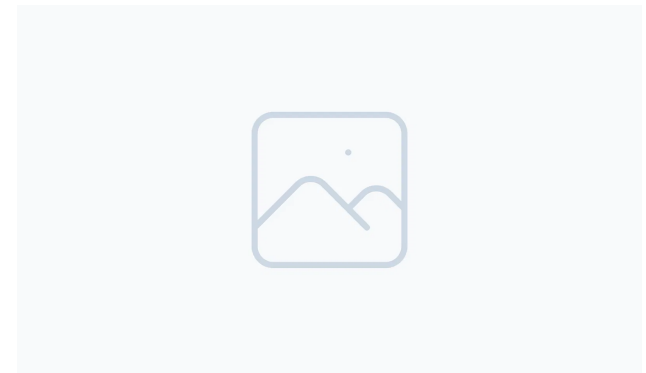
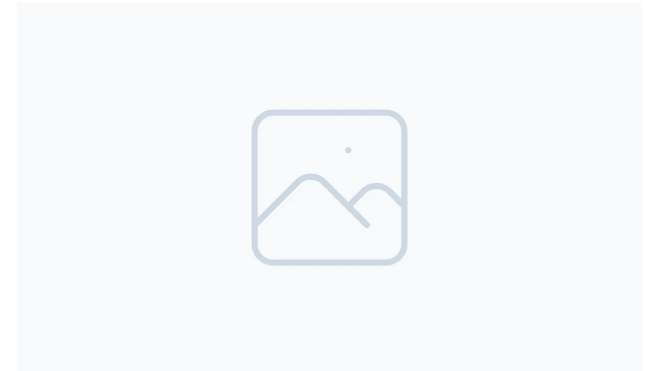
The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.





## Truro Sales

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