69 Brunel Court, Truro, TR1 3AE

£133,200

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Top floor modern apartment
- Central Truro location
- Two bedrooms, bathroom
- Open plan living/dining/kitchen
- Allocated parking space
- Affordable home sold at 72% market value
- Section 106 local buyer restriction
- Video tour available

The Property

A modern top floor apartment centrally located in Truro close to the train station. Sold on the ‘Discounted Sale’ scheme at 72% market value presenting a great opportunity for a buyer with a local connection to the area.

Situated on the second floor of this building dating from 2007 only shared with 5 other properties, the top floor position grants the benefit of privacy, natural light and a nice outlook over Truro.

The accommodation is well presented throughout and begins with a good sized entrance hall with large storage cupboard which opens to all areas of the flat. The living space is located to the left and is an open plan lounge/diner with fully fitted kitchen set to two walls. Four large windows to front aspect flood in natural light and bring the outside in. The bedrooms are set to the other side of the flat (one double and one good sized single) both with windows to rear aspect and the main room having a large integrated storage cupboard.

The property further benefits from one allocated parking space to the rear as well as communal green spaces, one set directly behind the flat with a sunny outlook.

The Location

Brunel Court is located on the Western side of central Truro. You are incredibly close to town here being a 5/10 minute walk from the city centre hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the neighbouring train station, well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, 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.

Affordable Housing

Affordable Housing

The Discounted Sale scheme is where you purchase a property at a percentage discount from the open market value – in this case at 72%. You are required, when you move, to sell the property at the same discount from the open market value.

A buyer must also meet the criteria of the Section 106 agreement relating to having a local connection and certain affordability.

Local connection means a connection with ideally the Town (or County considered) as at least one of the following:

(a) being a permanent resident for a continuous period of at least the last 3 years

(b) having your place of permanent work (normally regarded as 16 hours or more a week) for a continuous period of at least the last 3 years

(c) a close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister) where there is independent evidence that the family member is in need of support for the foreseeable future or on an ongoing basis

(d) being in such other special circumstances which the Council considers requires the applicant to reside therein as appropriate and which is consistent with the Council's Cornwall Homechoice policy as amended from time to time

Affordability Criteria relates to all of the following:

Be in 'housing need' – i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a recent mortgage agreement in principle from a s.106 lender

Have a minimum 10% deposit (or 5% with relevant AIP)

Have viewed and offered on the property

Next steps

If you are confident that you meet the above criteria then call us to book a viewing and if you wish to proceed with the purchase you must contact Cornwall Council Affordable Housing team on 01872 326353 to begin the qualification process. The eligibility form and more information is available at: https://www.cornwall.gov.uk/housing/affordable-housing/eligibility-for-an-affordable-home

Property Information

Tenure: Leasehold. 999 years from 2007. Belmont Property Management.

Costs per annum: £1,200 service/maintenance charge. £350 buildings insurance. £210 ground rent. £210 estate maintenance charge.

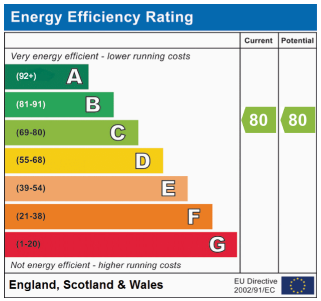
Council Authority: Cornwall

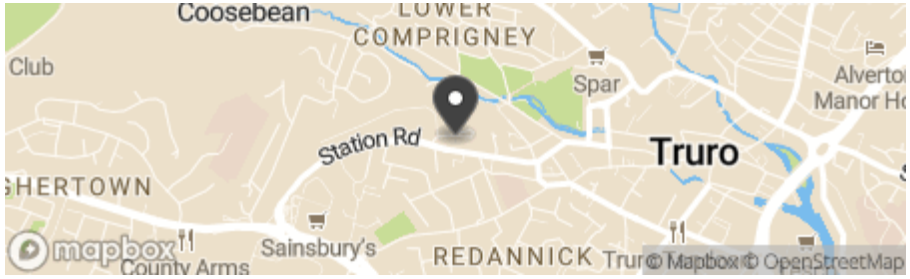
Council Tax Band: A

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

Mobile Signal: All networks good outdoor & variable indoor

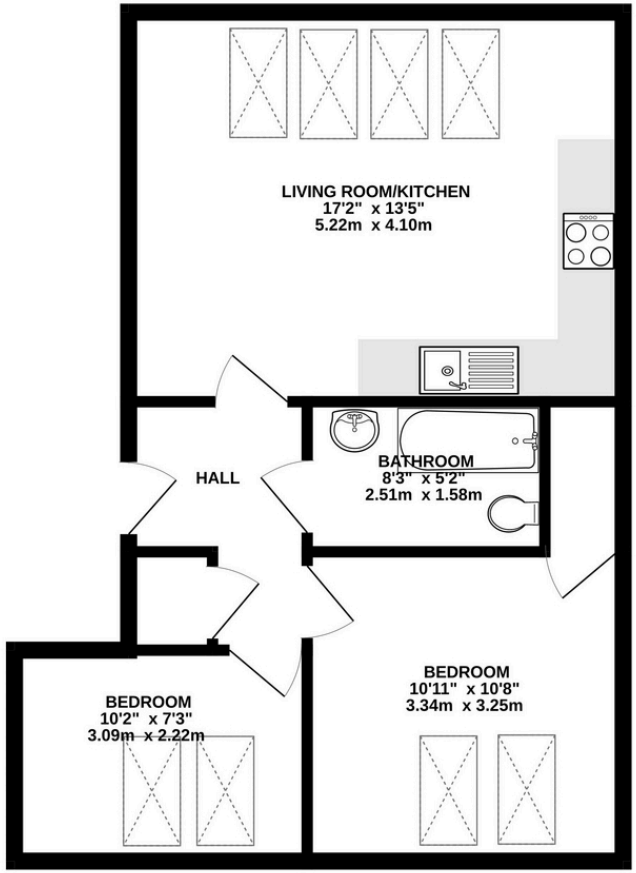
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.





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.

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.5 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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