Quay Street

Truro

TR1 2GA

Offers In Excess Of £60,000

- OVER 60'S ONLY
- ONE DOUBLE BEDROOM
- WELL-APPOINTED SHOWER ROOM
- COMMUNAL CAR PARK
- EMERGENCY PULL CORD IN EACH ROOM
- CENTRALLY LOCATED TO TOWN CENTRE
- NO ONWARD CHAIN
- HOUSE MANAGER AVAILABLE
- COMMUNAL AREAS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

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Tenure - Leasehold

Council Tax Band - A

Floor Area - 462.84 sq ft

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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present to the market this well-proportioned one bedroom, ground floor retirement apartment, exclusively available to the over 60's. Ideally situated within a highly regarded retirement development and conveniently located within a short and level walk of Truro's historic and vibrant city centre, the property provides easy access to a wide range of local amenities including shops, cafés, restaurants, medical facilities and excellent transport links. Offered to the market with the significant advantage of no onward chain, this property represents an ideal opportunity for those seeking a comfortable, secure and low-maintenance home within a welcoming community environment. The apartment is held on a 125-year lease which was granted in 2000.

The development itself has been thoughtfully designed to promote both independent living and a strong sense of community among residents. A welcoming communal lounge provides a pleasant social hub where residents can meet, relax, and participate in various organised activities or informal gatherings. For added convenience, there is also a well-maintained communal laundry room and a refuse room, ensuring that everyday practicalities are easily managed. One of the standout features of the complex is the guest suite, which offers comfortable accommodation for visiting friends and family, allowing loved ones to stay overnight without impacting the privacy of the apartment itself. The development is well cared for and provides a safe, friendly, and supportive environment for residents.

Internally, the apartment offers light-filled and well-arranged accommodation. Upon entering, a bright and airy entrance hallway provides access to the principal rooms and offers useful storage space. The generously sized lounge/diner forms the heart of the home and offers an inviting space for both relaxation and entertaining. Large French doors allow an abundance of natural light to flood the room and open directly onto a pleasant patio area, creating a wonderful extension of the living space and an ideal spot to enjoy some fresh air or a morning coffee.

Leading from the lounge is the well-equipped kitchen, which is fitted with a range of wall and base level units incorporating cupboards and drawers, providing ample storage and preparation space. The layout has been thoughtfully designed to maximise functionality while remaining practical and easy to maintain.

The apartment is further complemented by a spacious double bedroom, offering plenty of room for freestanding furniture, and a beautifully presented shower room which has been designed with accessibility and comfort in mind. The overall accommodation offers a practical and comfortable layout, ideally suited to modern retirement living.

Externally, the development benefits from a communal residents' car park which operates on a first-come, first-served basis, providing convenient parking for both residents and visitors. The surrounding communal areas are attractively maintained and contribute to the pleasant overall setting of the development.

The property is connected to all mains services. There is an annual ground rent of £724 and a service charge of £3,326, which contributes to the upkeep and maintenance of the communal areas and facilities.

LOCATION

Truro is Cornwall's only city and serves as the county's vibrant administrative, cultural, and retail centre. Rich in history and character, the city is perhaps best known for the striking Truro Cathedral, whose impressive Gothic Revival architecture forms the heart of the city and a focal point for the surrounding streets. Truro offers an excellent range of amenities including a variety of independent boutiques, well-known high street retailers, cafés, restaurants, and traditional pubs, many of which are centred around Lemon Street, Boscawen Street, and the popular Lemon Quay. The city is also home to the well-regarded Hall for Cornwall, a renowned theatre and cultural venue hosting a wide range of performances, events, and entertainment throughout the year.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE

Coving. Smoke alarm. Emergency pull cord. Telecoms system. Power socket. Skirting boards. Matted flooring.

LOUNGE/DINER

Coving. Built-in storage cupboard. Electric fireplace. Electric heater. Television point. Multiple power sockets. Skirting boards. Carpeted flooring. Doors leading to:

KITCHEN

Coving. Double glazed window to the rear aspect, providing natural light. A range of wall and base fitted storage cupboards and drawers with ample work surfaces. Splashback tiling. Emergency pull cord. Eye-level electric oven. Lamona four-ring hob. Stainless steel sink with drainer. Space for an under-counter fridge and freezer. Multiple power sockets. Vinyl flooring.

SHOWER ROOM

Coving. Frosted double glazed window to the side aspect allowing for natural light while maintaining privacy. Extractor fan. Emergency pull cord. Ceramic splashback tiling. Shower cubicle housing a mains-fed shower. Vanity wash hand basin with mixer tap and storage cupboard beneath. Heated towel rail. Low level W.C. Tiled flooring.

BEDROOM

Coving. Double glazed window to the rear aspect, allowing natural light to fill the room. Built-in full-length wardrobe with mirrored doors, providing ample storage. Electric heater. Television point. Multiple power sockets. Skirting boards. Carpeted flooring.

EXTERNALLY

PARKING

Externally, the development benefits from a communal residents' car park which operates on a first-come, first-served basis, providing convenient parking for both residents and visitors.

SERVICES

The property is connected to mains water, electricity, and drainage. It falls under Council Tax Band A

TENURE

The property is held on a 125-year lease, granted in 2000. There is an annual ground rent of £724 and a service charge of £3,326, which covers the upkeep and maintenance of the communal areas and facilities.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: A
Tenure: Leasehold
Lease length: 99 years remaining (125 years from 2000)

Ground rent: £724 pa
Service charge: £3326 pa
Property type: Flat
Property construction: Standard construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: Double glazing and Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Lift access and Wide doorways
Coal mining area: No
Non-coal mining area: No

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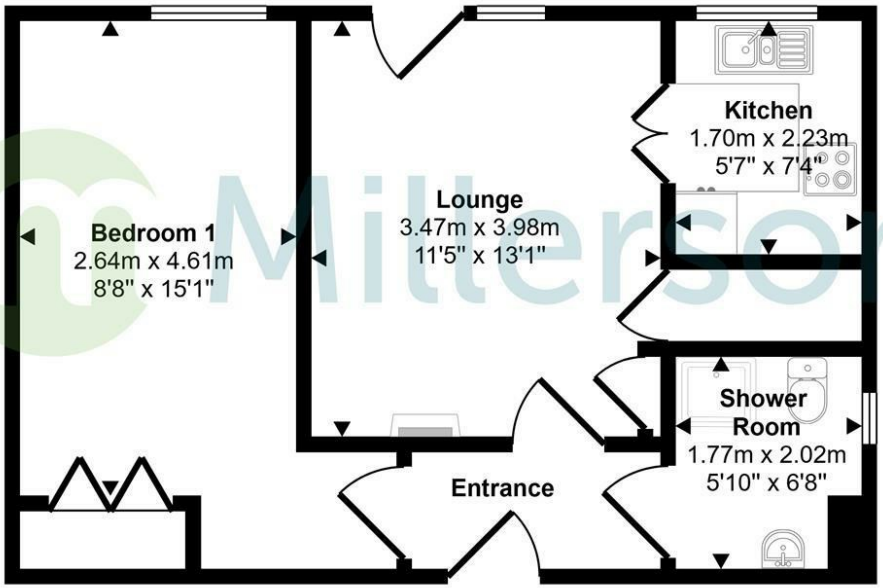
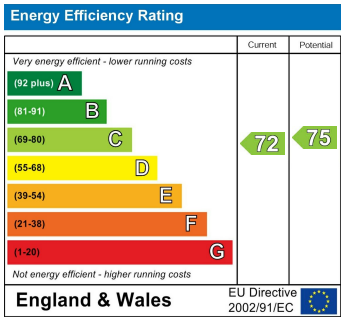
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
43 sq m / 458 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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