



10 BOSCAWEN WOODS

TRURO  
TR11UE

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# 10 BOSCAWEN WOODS

TRURO  
TR1 1UE

TWO BEDROOM PROPERTY SOLD WITH NO CHAIN

10 Boscawen Woods is a two bedroom GROUND FLOOR duplex apartment situated in a popular location in Truro. Built to a high standard in 2016, the property provides the perfect opportunity for low maintenance living or as an investment purchase.

Well presented, the accommodation comprises an open plan kitchen/dining/sitting room, utility room and cloakroom to the ground floor with two bedrooms (master en-suite) and a bathroom to the first floor. There is an enclosed rear garden and an allocated parking space.

Sold with no onward chain, viewing is highly recommended.

EPC - C. Leasehold. Council Tax - D.

GUIDE PRICE £275,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

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(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

10 Boscawen Woods is a modern duplex apartment situated in a popular residential development close to Truro city centre, to Boscawen Park and to Malpas village. The property was built to a high standard in 2016. The accommodation is light and spacious and in all comprises; to the ground floor; entrance vestibule, kitchen/dining/sitting room, utility and w.c. whilst to the first floor are two double bedrooms - the master with an en-suite shower room - and a bathroom. There is a small enclosed courtyard garden at the rear. Windows are double glazed and the central heating is mains gas fired. The property is offered for sale with vacant possession and no onward chain. Although ideally suited to full time occupation the property is equally suited to investment purposes.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### ENTRANCE PORCH

Space for coats.

### LOUNGE

4.74 x 4.31 (15'6" x 14'1")

A lovely light room with patio doors opening to the front. Stairs rising to first floor.



### KITCHEN/DINING ROOM

4.06 x 3.23 (13'3" x 10'7")

Comprising a range of base and eye level units with worktops over and inset stainless steel sink and drainer unit. Integrated dishwasher and oven. Gas four ring hob with extractor fan over.

### UTILITY

1.64 x 1.40 (5'4" x 4'7")

Space and plumbing for washing machine. Fuse board and Ideal gas central heating boiler.

### W.C.

W.C. and wash hand basin.



#### FIRST FLOOR

Landing with cupboard.

#### MASTER BEDROOM

4.35 x 3.09 (14'3" x 10'1")

Windows to front, walk in wardrobe.

#### EN-SUITE

2.51 x 0.97 (8'2" x 3'2")

Shower, w.c. and wash hand basin. Heated towel rail.

#### BEDROOM 2

3.73 x 3.06 (12'2" x 10'0")

Bay window to rear.

#### BATHROOM

2.4 x 1.79 (7'10" x 5'10")

Bath, w.c. and wash hand basin. Heated towel rail. High level window to rear.

#### REAR GARDEN

An enclosed rear garden is laid to patio and and slate shingle.

#### GARAGE

5.71 x 2.73 (18'8" x 8'11")

Electric up and over door. Light and power connected.

#### SERVICES

Mains gas, water, drainage and electricity.

#### N.B

The electrical circuit, appliances and heating system 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 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### COUNCIL TAX

#### TENURE

Leasehold.

999 years from 2007.

Service charge £2500 per annum and ground rent approx. £198 per annum.

#### DIRECTIONS

From Trafalgar roundabout proceed towards Malpas village and after approximately one mile and immediately opposite the car park for Boscawen park, turn left at the mini roundabout into Boscawen Woods.



Approx Gross Internal Area  
94 sq m / 1017 sq ft



Ground Floor  
Approx 40 sq m / 434 sq ft

First Floor  
Approx 39 sq m / 415 sq ft

Garage  
Approx 16 sq m / 168 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 (A)		
	89-91 (B)		
	86-88 (C)		
	83-85 (D)		
	81-82 (E)		
	79-80 (F)		
	77-78 (G)		
Not energy efficient - higher running costs	75-76 (G)		
	73-74 (G)		
	71-72 (G)		
	69-70 (G)		
	67-68 (G)		
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	1-2 (G)		
	0 (G)		
England & Wales		80	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100 (A)		
	89-91 (B)		
	86-88 (C)		
	83-85 (D)		
	81-82 (E)		
	79-80 (F)		
	77-78 (G)		
Not environmentally friendly - higher CO <sub>2</sub> emissions	75-76 (G)		
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