



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£260,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Boscawen Woods

Truro | | TR1 1UE



A well presented two bedroom, (main ensuite), duplex apartment located in a stylish modern development close to Boscawen Park and Truro River . Enclosed low maintenance garden, allocated parking space plus visitor parking, en-suite primary bedroom and communal gardens. Double glazing and mains gas central heating. Lovely views over the woods.

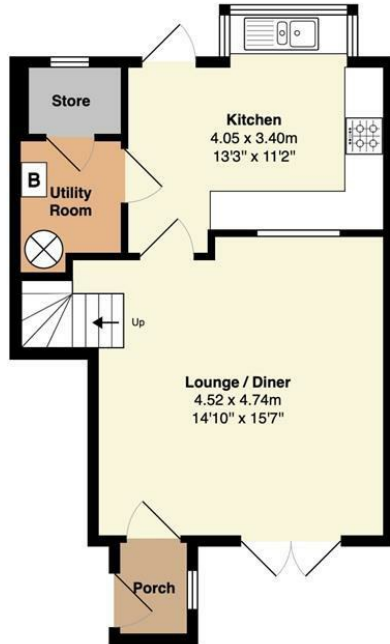
# Boscawen Woods

£260,000 Leasehold

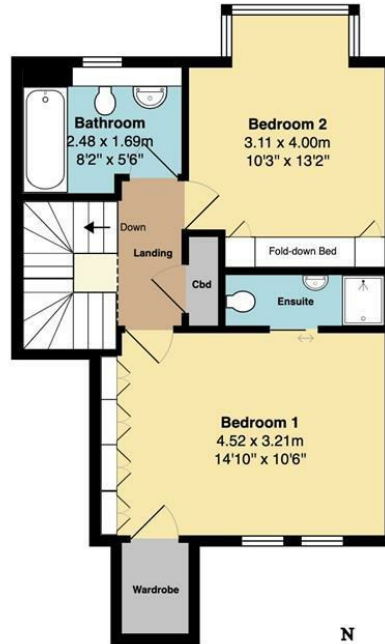


- Large duplex apartment in highly regarded development
- Two double bedroom, (main ensuite)
- Attractive fitted kitchen with integrated appliances
- Gas central heating and double glazing, EPC B
- Boscawen Park just over the road and fabulous dog walks
- Larger design offering spacious accommodation
- Living room with French doors to private garden terrace
- Utility with plumbing for a washing machine and store room
- Private parking space and visitors parking
- No onward chain

**Ground Floor**  
Area (approx): 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>



**1st Floor**  
Area (approx): 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>



Total Area: 84.6 m<sup>2</sup> ... 911 ft<sup>2</sup>

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.

## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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