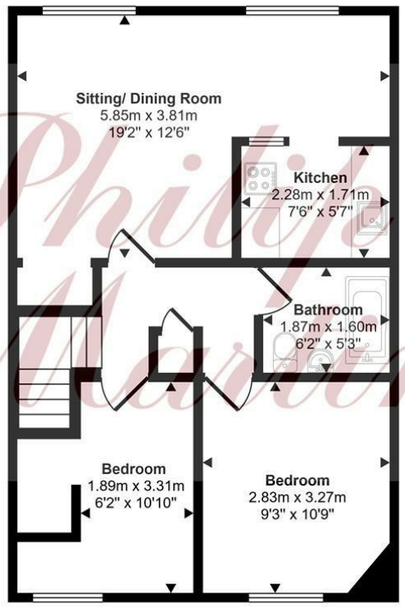
MORESK ROAD, TRURO



Approx Gross Internal Area
54 sq m / 579 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.





FLAT 5, BENSON HOUSE, MORESK ROAD, TRURO, TR1 1DE

GRADE II LISTED TWO BEDROOM APARTMENT SOLD WITH NO CHAIN

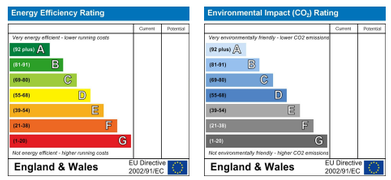
A spacious and well presented two bedroom first floor apartment situated in a convenient location, close to the city centre. The flat forms part of a period building with views over the city including the Cathedral. The accommodation includes; sitting/dining room, kitchen, two double bedrooms and a bathroom. A loft space is accessible from the apartment with Dorma window which could be converted into additional living space. There is an allocated parking space, as well as use of the communal gardens. Sold with no chain, viewing is highly recommended.
EPC- D. LEASEHOLD. COUNCIL TAX - A.

Guide Price £150,000

Key Features

- GRADE II LISTED APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/LIVING ROOM
- BATHROOM
- ALLOCATED PARKING
- COMMUNAL GARDENS
- USEFUL LOFT SPACE WITH DORMA WINDOW
- CATHEDRAL VIEWS
- CLOSE TO CITY CENTRE
- NO CHAIN

Energy performance rating



Contact us

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(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Flat 5, Benson House, Moresk Road, Truro, TR1 1DE

THE PROPERTY
5 Benson House is a fantastic two bedroom first floor apartment situated in central Truro; just a stone's through from the city centre and the wide range of amenities on offer. The apartment is situated within a Grade II listed period building, boasting character features and a fabulous view of the Cathedral. The apartment is perfect for those looking for city living, whilst it has also been a successful long term let. In all, the accommodation includes; sitting/dining room, kitchen, two bedrooms and a bathroom. The property also has the benefit of access to the loft space with Dorma window which provides fantastic storage facilities as well as the potential to create further accommodation subject to the necessary planning consent. There is an allocated parking space, as well as a useful of the communal gardens. Sold with no chain, viewing is recommended.

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
Stairs rising to;

FIRST FLOOR

SITTING/DINING ROOM
19'2" x 12'5" (5.85m x 3.81m)
A light and spacious room with two large sash windows to the front aspect overlooking communal gardens with a wonderful view of the Cathedral. Night storage heater. Opening into;

KITCHEN
7'5" x 5'7" (2.28m x 1.71m)
Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset Belfast sink, space for fridge/freezer, cooker and washing machine.

BEDROOM
10'8" x 9'3" (3.27m x 2.83m)
Window to front. Night storage heater.

BEDROOM
10'10" x 6'2" (3.31m x 1.89m)
Window to front. Useful storage cupboard. Night storage heater.

BATHROOM
6'1" x 5'2" (1.87m x 1.60m)
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

LOFT SPACE
The apartment also comes with access to the loft space with Dorma window which is an incredibly useful space for storage purposes, it is a large area complete with dormer window which subject to the necessary consent could be converted into additional living space.













OUTSIDE
There is an allocated parking space to the front, with access to the property. Whilst there is a communal garden to the rear laid to patio and lawn with mature trees and shrubs.

SERVICES
Mains water, electric and drainage.

N.B
The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX
A.

TENURE
Leasehold. A 999 year lease commenced from 1973. Service charge of £1,860 per annum.

DIRECTIONS
From our sales office situated in 9 Cathedral Lane, proceed on foot along Old Bridge Street, at the end of the road turn left and walk along St Clements Street. Turn right and walk up Moresk Road and then take the next right along Paul's Terrace. Turn left and the apartment is located within the Benson House which is easily identifiable on the left hand side.

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.