



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£150,000

Located in

Truro



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



# Malpas Road

Truro | | TR1 1QA



Forming part of a select and prestigious riverside warehouse conversion just a few minutes level walk from all the facilities that the beautiful cathedral city of Truro has to offer is this lovely, light and airy top floor two double bedroom apartment.

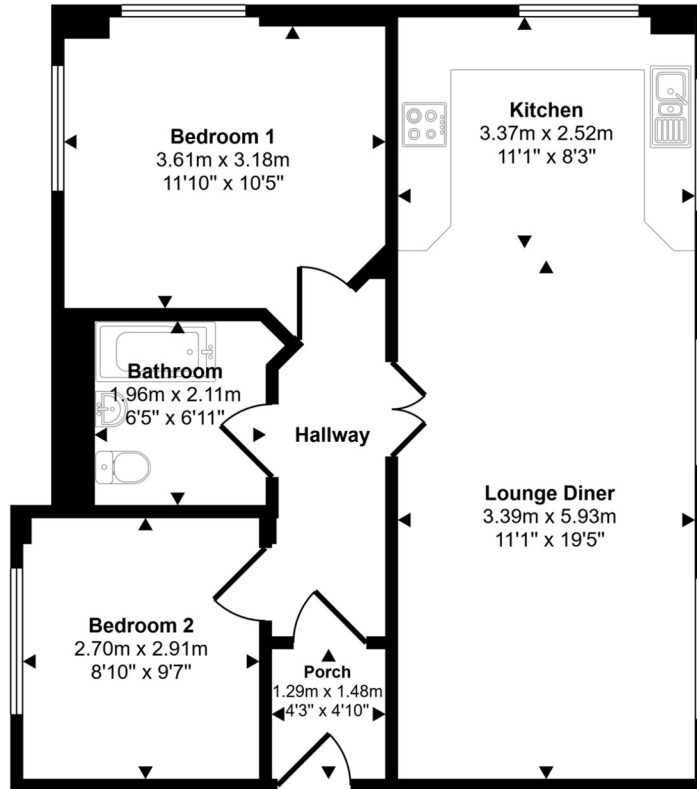
# Malpas Road

£150,000 Leasehold



- NO ONWARD CHAIN
- BEAUTIFUL RIVER VIEWS
- LIFT ACCESS AND GATED ENTRANCE  
PRIVATE PARKING
- LEVEL WALK TO BOSCAWEN PARK AND  
MALPAS
- TWO WELL-PROPORTIONED BEDROOMS
- STUNNING CONVERTED WATERSIDE MILL
- WITHIN WALKING DISTANCE TO LOCAL  
AMENITIES

Approx Gross Internal Area  
63 sq m / 679 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## 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>		
(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>	78	82
	EU Directive 2002/91/EC	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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