

FOR SALE



Truro

1 Bedroom, 1 Bathroom, FLAT

£149,000



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1 Bedroom, 1 Bathroom

£149,000

- One bedroom apartment
- Extra study / store room
- Allocated parking
- Close to Truro city centre
- Great BTL investment



PROPERTY DESCRIPTION Great BTL investment!

This one bedroom apartment has a proven long term track record as a rental investment and has consistently performed well for the owner. Currently tenanted and to be sold with a tenant in situ, it makes an ideal investment for someone looking to get a great return on capital. Located close to the city the apartment offers a large open plan lounge and 'galley style' kitchen, double bedroom plus further 'study' or store room and modern shower room. Gas central heating. Allocated parking. Viewings by appointment.

LIVING ROOM 19' 1" x 9' 6" (5.830m x 2.920m)

KITCHEN 14' 5" x 6' 7" (4.403m x 2.009m)

BEDROOM 13' 0" x 11' 3" (3.970m x 3.435m) Of irregular shape

SHOWER ROOM 7' 2" x 6' 6" (2.185m x 2.00m) Large walk in shower, WC and wash hand basin

STUDY 8' 8" x 5' 6" (2.643m x 1.699m)

LEASEHOLD The vendor informs us that there is approx. 978 years left on the lease. Service charge £1340 per year. Ground rent is £128.76 per year.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

