



Apartment 5 Clifden Gate, Falmouth Road, Truro, TR1 2GB

£350,000

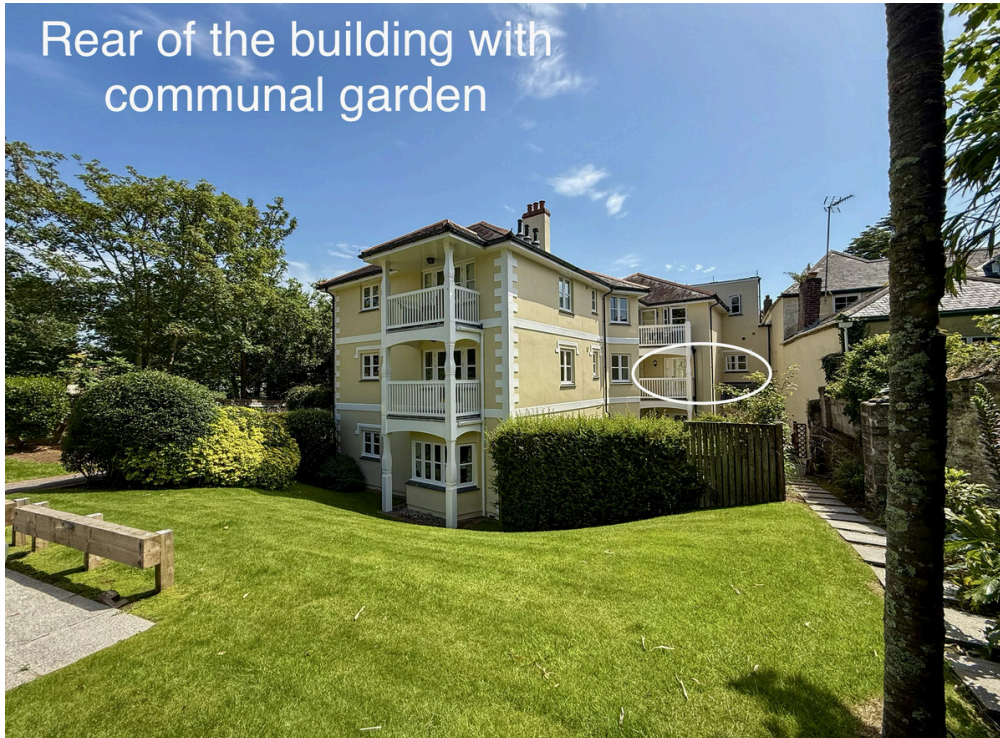
Key Features

- Available for sale with no onward chain
- Circa 1,200 square feet of elegant accommodation
- 3 double bedrooms, principle en suite, family bathroom
- 26' x 18' sitting room and dining room, separate kitchen
- Private balcony
- Allocated parking and visitors parking
- Lift access
- Convenient location
- Video tour available

View from sitting room



Rear of the building with communal garden



Available for sale with no onward chain - A fantastic 3 double bedroom first floor apartment situated in one of Truro's most iconic buildings and boasting circa 1,200 square feet of beautifully presented accommodation, conveniently located within minutes of the City centre.



The Property

Clifden Gate, which is one of Truro's most sought after flat developments and catches the eye of any passer by. Its beautiful design and stand out features create such an attractive building. Alongside this, the property's internal and external presentation is truly fantastic.

This particular apartment is located on the first floor, which can be accessed via a communal hall and then stairwell, or the buildings communal lift.

The accommodation comprises of a large hall, which in turn provides access to all rooms in the apartment and has multiple built in storage cupboards (one of which houses the boiler). The heart of the apartment is without question the stunning sitting/dining room which measures an outstanding 26' by 18' and is naturally lit thanks to the apartment's south easterly aspect and a central large bay window. This room is a vast and elegant space with circa 10ft high ceilings and a feature fireplace.

The kitchen is a well appointed room with a range of mix and match, teal and white, base and eye level units with wood work surfaces, central breakfast bar and window over the looking the rear communal area.

The principle bedroom, which is located to the rear of the property, is a large room measuring 13'7 by 10'8 and has the benefit of a west facing balcony and en suite shower room. Bedrooms 2 and 3 are both good sizes, with bedroom 2 benefitting from integral wardrobe space and sharing the same balcony as the principle room, whilst bedroom 3 boasts a large 15 pane sliding sash window and integral wardrobe space. The family bathroom is a well appointed room with a pedestal wash hand basin, WC and wood panel bath with shower over.

To the front of the property, a sweeping drive and visitors parking. To the rear allocate parking spaces for residents and beautifully landscaped communal gardens.

This truly is a fantastic opportunity to owns of Truro's best, most well presented and conveniently located City apartments. A viewing is wholeheartedly recommended to appreciate what a fantastic property this is.









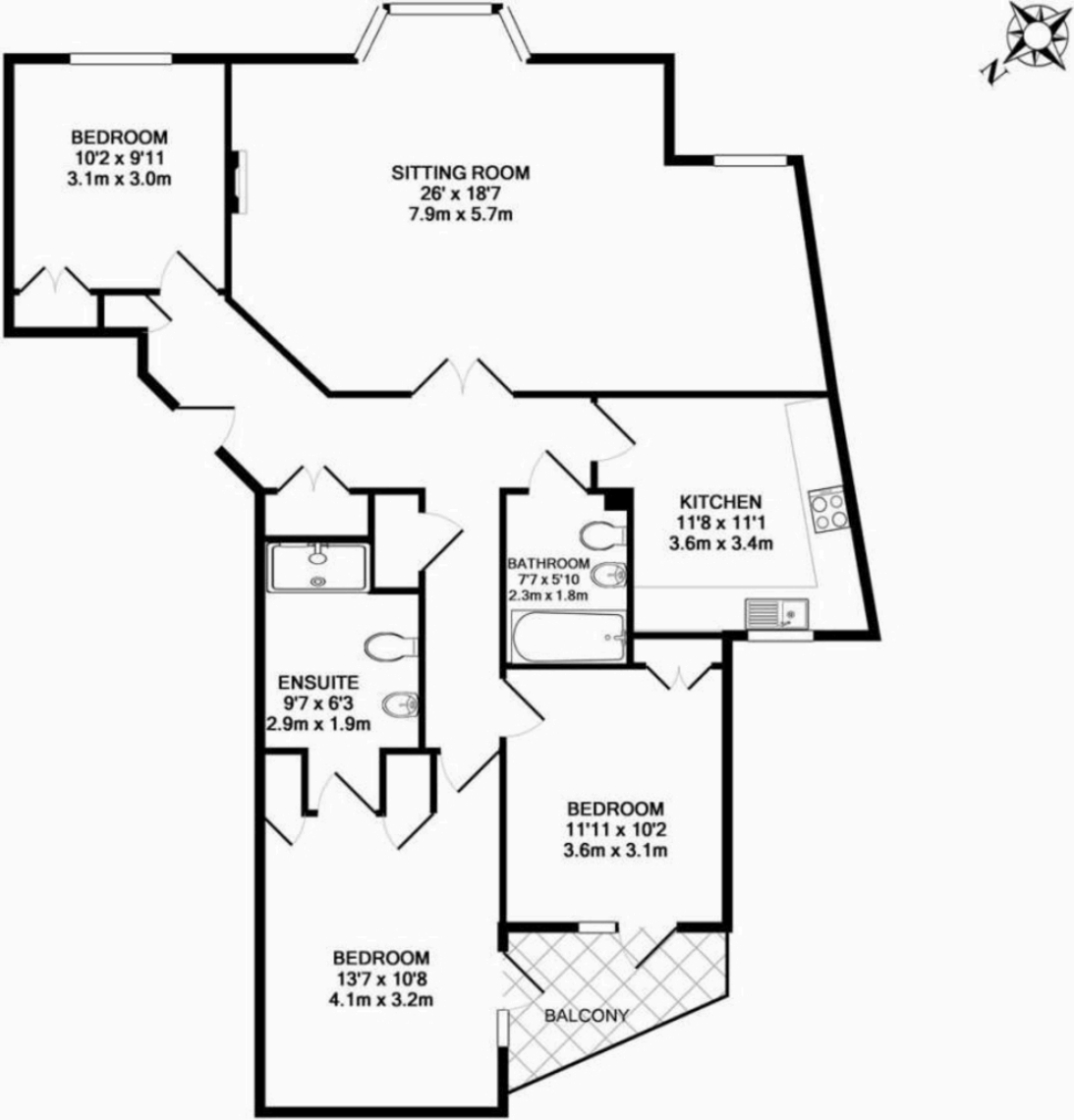
The Location

Falmouth Road is one of Truro's most sought-after locations – a stunning mix of old and new architecture set along an attractive tree lined road. It enjoys an incredibly peaceful atmosphere but with the convenience of the city on your doorstep. You can walk into town in minutes to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Truro High School for Girls, Bosvigo primary school and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be on the A30 in around 10/15 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan



TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.7 SQ.M.)

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. 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
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Property Information

Tenure: Share of freehold

(There is a 999 year lease with residue from 2001. The service charge includes buildings insurance, gardening, window and communal area cleaning, decorating, communal maintenance, door system, lift etc. The Managing Agents are Belmont Property Management).

Estate Charge: (£3240 per annum/£270 per month).

Council Authority: Cornwall Council

Council Tax Band: F

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: All networks good outdoor and variable in home.

Broadband: Ultrafast available. Max download 1800Mbps. Max upload. 220Mbps.

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

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