



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£79,950

Located in

Truro



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



# Quay Street

Truro | Cornwall | TR1 2GA



A spacious city centre purpose built apartment located on the first floor of this select development in the heart of the city. Designed for those over 60 years of age, there are two bedrooms (one en-suite) open plan living room and kitchen. Available for rent, prior to purchase, if required.

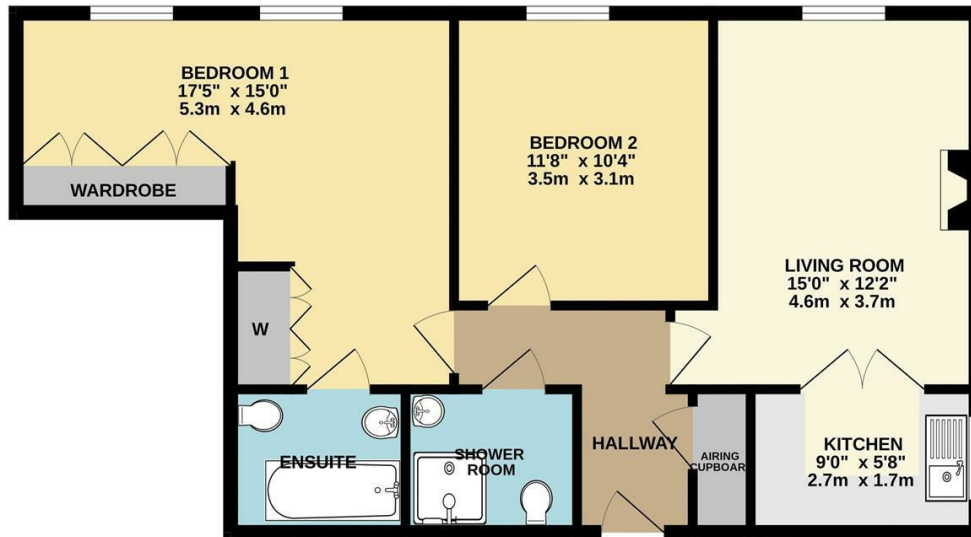
# Quay Street

£79,950 Leasehold



- Purpose built first floor apartment
- Services of a "House Manager" & out of hours monitoring
- TWO BEDROOMS (One En-Suite)
- Kitchen with integrated appliances
- Residents lounge, guest suite, laundry room & refuse store
- Designed for the over 60's
- Secure door entry system and lift
- Living room with feature fireplace
- Shower room
- Communal parking

MID FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.  
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.  
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## 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>	EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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