

goundrys
SALES

Penhaligon Court, Truro

Truro

£160,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Offered to the market with no onward chain is this two Bedroom top floor retirement apartment. The accommodation on offer is as follows: The entrance door opens into the hallway which leads to the light and spacious lounge/dining room. The modern fitted kitchen has a range of wall and base units with built in oven, space for the fridge/freezer and washing machine. The two bedrooms are of a good size with views of the gardens and seating areas. The shower room is fitted with a modern white suite.

These apartments offer exclusive accommodation for the over 55's. Facilities include a resident manager, residents lounge with conservatory, elevator and guest suite. Communal laundry room and landscaped gardens having a superb patio and seating area ideal for socialising. The apartment has a door intercom system, emergency alarm service - pull cords in every room (to request emergency assistance life line). This apartment is located on the top floor which gives you views over the attractive gardens from the living room and the two bedrooms. There is ample parking for both residents and visitors.

Location

Conveniently located for Truro city centre, less than a mile from an extensive assortment of amenities, offering a vast array of shops, supermarkets, boutiques, cafes, bars and restaurants as well as a comprehensive range of professional and health services. All of which are dotted around the quaint cobbled streets and riverside walks. Further to the outskirts, the city offers a range of larger retail outlet centres, county hospital and links to the national rail network and airports.



Tenure: Leasehold

999 Year lease, commenced in 1986

Service Charges Approx £4,400 per year which includes water rates and the life line service.

Management company - First port

Council Tax Band: C (Source: Council Tax Band Checker as of 30/03/2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has electric heating (Source: Vendor's PIQ).
Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).
Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).
Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).







Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: C Certificate valid until 25th March 2036

Approximate What3Words Location: ///facing.radar.wiring

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)
EE – Good outdoor and indoor
O2 – Good outdoor and indoor
Three – Good outdoor and indoor
Vodafone – Good outdoor and indoor

For further material information, please refer to the relevant section(s) provided by this website.

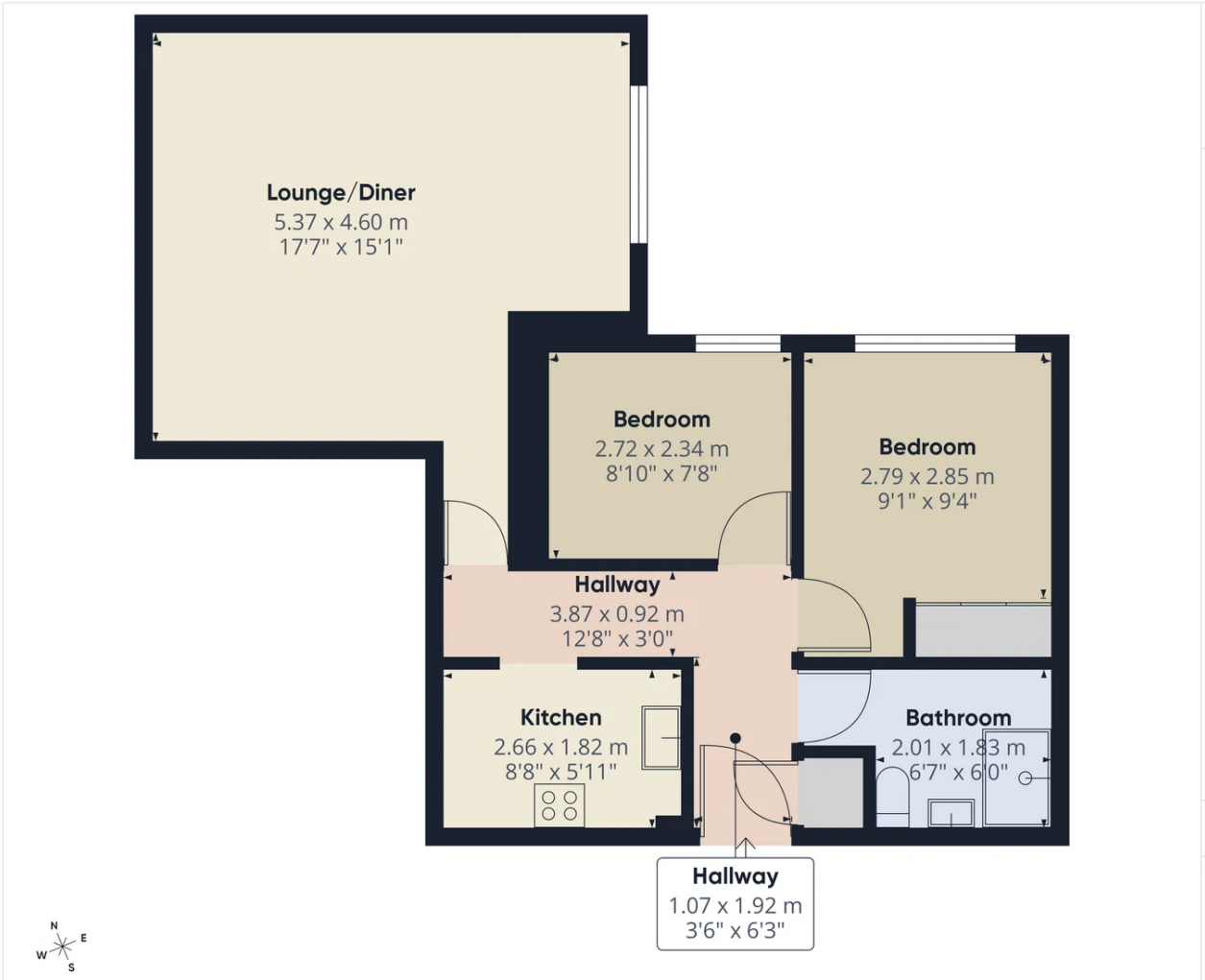
Legal Notices

Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

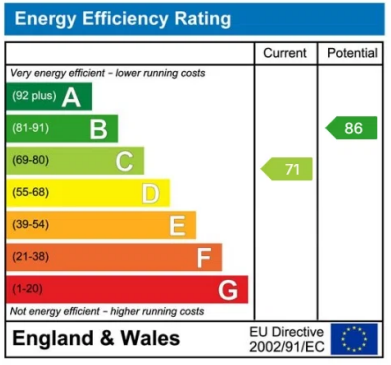
Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.









Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

https://www.goundrys.co.uk/