



goundrys
SALES

S LOCATED AT THE REAR OF THIS BUILDING

Strangway Terrace, Truro

Truro

Guide Price
£180,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Located at the rear of this Grade II listed building, this one / two-bedroom flat offers a mix of period features with a practical and social living space.

Accessed via a shared hallway, the property includes a good-sized living room with exposed stone walls. The kitchen is fitted with a range of cupboards and worktops, with space for appliances.

Perfectly suited for those looking for a one-bedroom property with perhaps a separate study, this property could be arranged to offer two bedrooms, if desired. The second room is best suited as nursery / study room - owing to its proportion. Accessed via the main bedroom is the bathroom, which comprises includes a white suite, shower, and heated towel rail.

Outside, there is a private covered courtyard area that's suitable for seating or storage.

Conveniently positioned for local shops, transport links and other amenities, the flat would suit a variety of buyers.

Location

Located on Strangways Terrace, this flat enjoys a highly convenient position just a short walk from Truro city centre. Truro serves as Cornwall's administrative and commercial hub, offering a wide range of shops, cafés, restaurants, and cultural attractions, including the iconic Truro Cathedral.

The area is well connected, with a mainline railway station offering direct services to London Paddington, and good road links via the A390 and A30. Local amenities also include well-regarded schools, colleges, and the Royal Cornwall Hospital, all within easy reach.

Strangways Terrace is a popular residential location, ideal for those seeking close proximity to the city's facilities and transport links.

Material Information

Tenure : Leasehold

Lease Details: Lease granted in 1976 for 999 years.

Leasehold property but all owners become shareholders of the freehold / management company - must be verified by your solicitor.

Quarterly service charge is estimated at £450 and charged in advance

Ground Rent documented as £15 per year.

New owners would need to apply for permit parking (TZ2) there is no guarantee on result.

We understand the building is Grade II Listed

Council Tax Band : A (Source : Cornwall Council Tax Band Checker)

Construction Type : Construction not confirmed by a professional. Please refer to your surveyors' comments.

Age of Construction: Age of construction not confirmed by a professional. Please refer to your surveyors' comments.

Heating: Electric Heaters (Source : PIQ)

Water Supply: We believe this property is on mains supply (Source : PIQ)

Sewage: We believe the property is on mains drainage (Source : PIQ)

Electricity: We understand this property is on mains supply (Source : PIQ)

EPC: Commissioned

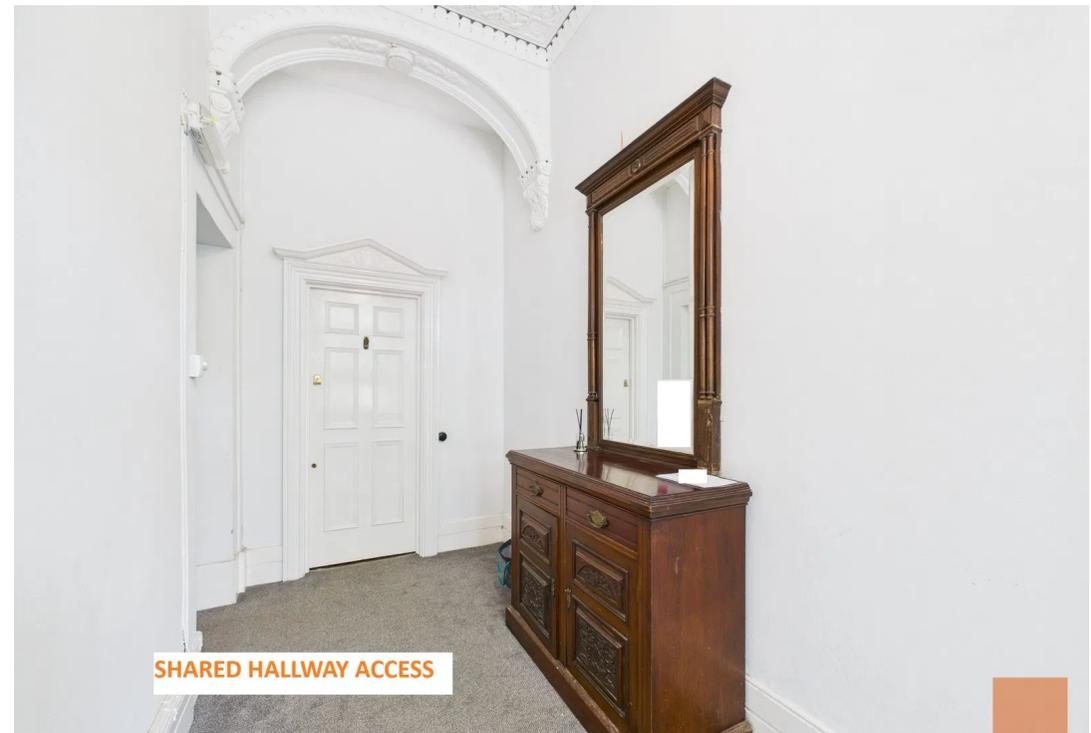
Broadband: 18 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability : Prediction, not a guarantee:

EE – Variable in-home, good outdoor

O2 – Variable in-home, good outdoor

Three – Good in-home and outdoor





Information

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





Truro Sales

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