

**FOR SALE**



**Truro**

One Bedroom, modern first floor flat – ideal BTL investment

**£149,950**

**MARTIN&CO** 



- One bedroom apartment
- Great location for city and hospital
- Allocated Parking
- Gas central heating
- Currently tenanted at £595pcm
- EPC - C

**PROPERTY DESCRIPTION**

PRELIMINARY DEATILS AWAITING VENDOR APPROVAL. Fantastic 'Buy-To-Let' investment opportunity. This modern one bedroom apartment is located on the first floor and is currently tenanted, achieving £595pcm. Part of this converted building, the apartment is now being sold by the current owner with a tenant in situ and offers and attractive yield just under 5% and offered with a new 999 year lease £1 a year ground rent and a 1/5th share in any maintenance costs. Gas central heating. Allocated parking space. Proven long term rental history and ideally located for the hospital and the city. Viewings by appointment.

**COMMNUAL ENTRANCE**


Entry phone system. Internal hallway with stairs leading to the first floor and then to Flat 3.

**KITCHEN / LIVING ROOM**

Fitted to two sides with a range of above and below counter units. Integrated oven with hob and extractor above. Integrated washing machine, fridge and freezer. Laminate flooring throughout. Ample space for living space and dining table

**BEDROOM**

Double bedroom with Upvc double glazed window to front aspect

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



### **SHOWER ROOM**

Modern fitted shower room comprising enclosed shower cubicle, WC and wash hand basin. Heated towel rail. Extractor fan.

### **OUTSIDE**

To the front of the property there is one allocated parking space

### **TENURE**

The vendor informs us that the property will be sold with a new 999 year lease, £1 /year ground rent with maintenance cost split equally between the five flats. There is also the possibility of a share in the freehold.



---

## Martin & Co Truro

22 New Bridge Street • • Truro • TR1 2AA  
T: 01872 225354 • E: truro@martinco.com

**01872 225354**  
<http://www.truro.martinco.com>



**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. 170221