

FOR SALE



Truro City Centre

Two bedroom character apartment in this historic Grade II listed building in the city centre.

£279,950


MARTIN&CO



- Spacious two bedroom apartment
- Grade II listed building
- Great location for city centre
- Lift to all floors
- Allocated parking
- Balcony to rear
- EPC - C

PROPERTY DESCRIPTION

This two bedroom spacious apartment is ideally located for Truro city centre being only a short walk away and sets itself apart from many apartments on the market today with high ceilings, large rooms and a balcony to the rear. Presented in excellent condition throughout the property has an exceptionally spacious light and bright living room due to the large window to the front of the building, two large double bedrooms, both with fitted wardrobes and with an ensuite shower room to the master. Family bathroom. Kitchen breakfast room. Balcony overlooking the rear communal gardens. Allocated parking space. Currently tenanted but subject to standard notices being served it would be sold with vacant possession.

COMMUNAL ENTRANCE

The building is maintained to a high standard and as such the communal entrance gives a grand first impression with a internal lobby and the further doors leading to the communal areas. Stairs to all floors. Lift again leading to all floors. Rear door leading to external gardens and car park at the back of the building.

ENTRANCE HALL

The entrance hall has doors to all the principle rooms and two steps separating the front and back halves of the property. There are three large cupboards providing ample storage options and additional hanging space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM 13' 4" x 16' 9" (4.082m x 5.111m)

An impressively spacious room with high ceilings and period feature decorative coricing and picture rail. Large double glazed sash window to front aspect. Gas flame effect fire and surround.

KITCHEN/BREAKFAST ROOM 12' 10" x 10' 9" (3.922m x 3.285m)

The kitchen / breakfast room has been planned well to make good use of the space. Fitted to three sides with a range of above and below counter units with worktops. Gas hob with extractor above. Stainless steel sink and drainer. Double oven fitted at eye line level. Integrated washing machine, dishwasher, fridge and freezer. Ample space for dining table. Wall hung gas boiler. Double glazed window and door leading to rear balcony.

BALCONY

Having any sort of outside space is a rare find with city centre apartments and the balcony extends between the kitchen and the main bedroom and overlooks the rear communal gardens.

BEDROOM 1 14' 1" x 11' 7" (4.317m x 3.543m)

Generous double room with fitted wardrobe to one side. Double glazed window and door leading to balcony at the rear. Door leading to ensuite shower room.

ENSUITE

Fitted with a white suite comprising WC, wash hand basin and enclosed shower cubicle.

BEDROOM 2 12' 10" x 12' 10" (3.934m x 3.934m)

The second bedroom is also a spacious double room with a large double glazed sash window to front aspect. Built in wardrobe.

BATHROOM

Fitted with a white three piece suite comprising of bath, wash hand basin and WC.

OUTSIDE

Well maintained communal gardens to rear. Allocated parking space.

TENURE

The property is sold leasehold with a 999 years lease from 1 January 2001. The ground rent is £125 per annum, and the annual service/maintenance charge is currently £2640. The freehold title is held by a company formed by some of the other leaseholders.





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