





# **Truro City Centre**

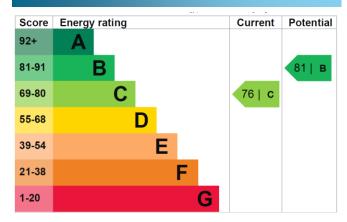
Two bedroom character apartment in this historic Grade II listed building in the city centre.

£279,950





- 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.





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

An impressively spacious room with high ceilings and Fitted with a white suite comprising WC, wash hand period feature decorative cornicing and picture rail. basin and enclosed shower cubicle. Large double glazed sash window to front aspect. Gas flame effect fire and surround.

# (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 BATHROOM a range of above and below counter units with Fitted with a white three piece suite comprising of bath, worktops. Gas hob with extractor above. Stainless steel wash hand basin and WC. sink and drainer. Double oven fitted at eye line level. Integrated washing machine, dishwasher, fridge and OUTSIDE freezer. Ample space for dining table. Wall hung gas Well maintained communal gardens to rear. Allocated boiler. Double glazed window and door leading to rear parking space. balcony.

### **BALCONY**

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**

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

The second bedroom is also a spacious double room KITCHEN/BREAKFAST ROOM 12' 10" x 10' 9" with a large double glazed sash window to front aspect. Built in wardrobe.

#### **TENURE**

The property is sold leasehold with a 999 years lease Having any sort of outside space is a rare find with city from 1 January 2001. The ground rent is £125 per centre apartments and the balcony extends between annum, and the annual service/maintenance charge is the kitchen and the main bedroom and overlooks the currently £2640. The freehold title is held by a company formed by some of the other leaseholders.





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