

FOR SALE



Truro City Centre

Great BTL investment. Two bedroom city centre apartment to be sold with tenant in situ.

£185,000


MARTIN&CO



- Two Bedroom Apartment
- Modern Development
- Allocated Parking
- Gas Central Heating
- Central Location
- EPC - B

PROPERTY DESCRIPTION

This modern and well presented two bedroom apartment is located conveniently close to Truro City Centre. Currently to be sold with a tenant in situ. Offering two bedrooms, spacious living room, recently refitted kitchen with range style cooker and washing machine, recently refitted high spec bathroom, gas central heating, double glazing and allocated parking space.

HALLWAY

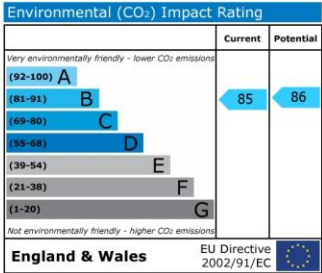
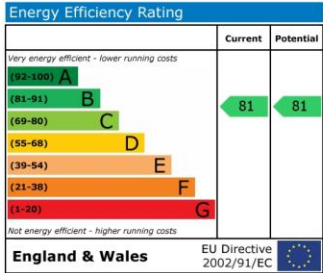
Leading onto all rooms for the apartment and has access to two storage cupboards.

KITCHEN 9' 8" x 7' 11" (2.964m x 2.415m)

A modern well laid out kitchen with a selection of above and below cupboards and complete with a range style oven and hob. Space and plumbing for a washing machine, further room for a fridge freezer and a handy storage cupboard. Window to front aspect.

LIVING ROOM 11' 8" x 15' 3" (3.557m x 4.662m)

A very spacious living room which benefits from a generous Juliet balcony to the front aspect, which both allows in plenty of natural light and fresh air.





SHOWER ROOM 6' 7" x 7' 4" (2.009m x 2.249m)

Modern shower room comprising of W/C, wash hand basin and a large shower.

BEDROOM 1 11' 8" x 11' 6" (3.564m narrows to 2.898 x 3.521m)

A spacious double bedroom with ample room for a double bed and accompanying bedroom furniture. Window to the front aspect.

BEDROOM 2 10' 3" x 14' 8" (3.144m x 4.492m)

The second bedroom is also a generous double. There is once again plenty of space for a double bed and bedroom furniture.

PARKING

The property has one allocated off road parking space.

LEASEHOLD

The vendor informs us that the property is to be sold leasehold with approx. 184 years left on the lease. Maintenance costs to follow.

TENANT

The property is to be sold with a tenant in situ





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. 28/10/21