

# FOR SALE



## Truro

1 Bedroom apartment with study  
Great buy to let investment

**£149,000**



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£149,000

- One bedroom apartment
- Extra study / store room
- Allocated parking
- Close to Truro city centre
- Great BTL investment
- EPC - C

### PROPERTY DESCRIPTION

Great BTL investment! This one bedroom apartment has a proven long term track record as a rental investment and has consistently performed well for the owner. Currently tenanted and to be sold with a tenant in situ, it makes an ideal investment for someone looking to get a great return on capital. Located close to the city the apartment offers a large open plan lounge and 'galley style' kitchen, double bedroom plus further 'study' or store room and modern shower room. Gas central heating. Allocated parking. Viewings by appointment.

**LIVING ROOM** 19' 1" x 9' 6" (5.830m x 2.920m)

**KITCHEN** 14' 5" x 6' 7" (4.403m x 2.009m)

**BEDROOM** 13' 0" x 11' 3" (3.970m x 3.435m)  
Of irregular shape

**SHOWER ROOM** 7' 2" x 6' 6" (2.185m x 2.00m)  
Large walk in shower, WC and wash hand basin

**STUDY** 8' 8" x 5' 6" (2.643m x 1.699m)

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

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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**MARTIN & CO**

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