



- STUNNING CREEK VIEWS
- TOP FLOOR APARTMENT
- THREE BEDROOMS
- EXCELLENT ACCESS TO AMENITIES

## Victoria Quay, Malpas, Truro, TR1 1ST

Enjoying the most stunning river views situated within this beautiful location, this three bedroom, second floor Creekside apartment has a private pontoon plus mooring close to all amenities in Truro. This quality apartment occupies an enviable position within a prestigious development of other homes. It can be used as a permanent home, a second home or an investment letting property (min letting lease 6 months). EPC C73

**Offers In Excess Of £400,000**



## Property Description

### THE PROPERTY

Millerson are pleased to offer a fantastic opportunity to own this second floor, three bedroom Creekside apartment, with stunning river views and private pontoon plus mooring in this exclusive waterside development close to Truro City Centre yet retaining a quiet and peaceful setting in this delightful protected creek location. Internally the accommodation comprises a lounge/diner, kitchen, three bedrooms, shower room and private balcony, perfect for enjoying the stunning river views. Externally there is a private carport and ample visitors parking. The creekside village of Malpas is located on the banks of the Truro River and benefits from the popular Heron Inn public house, a village hall and a slipway to launch small craft. Malpas village is approached via a quiet, tree lined lane adjoining the river and has a sheltered position, only a few minutes from the city centre's facilities.

### EXTERNAL ENTRANCE DOOR

External entrance door with intercom entrance to ground floor shared lobby. Stairs rising to first and second floor landing where the entrance door to the apartment is found.

### APARTMENT ENTRANCE DOOR

A quality fitted double glazed composite door leads into:





### ENTRANCE HALLWAY

'L' shaped hallway with wall mounted telephone/video intercom unit, night store heater, loft access. Door off to:

### LIVING ROOM

18' 4" x 9' 9" (5.59m x 2.97m) A generous room enjoying stunning views across the river and surrounding countryside through the large picture double glazed window. Night store heater. Archway to kitchen. Space for dining table and chairs. Double glazed door to balcony.

### BALCONY

Taking full advantage of the stunning views on offer with a glazed balustrade. Paved tiled flooring for ease of maintenance.

### KITCHEN

8' 11" x 6' 7" (2.72m x 2.01m) Fitted with a range of matching modern, base, wall and drawer units with matching display cupboards with under counter lighting. Roll top work surfaces with tiled surrounds. Stainless steel sink with mixer tap over. Built in oven, ceramic hob, stainless steel splash back with extractor hood above. Space for fridge/freezer, washing machine and dishwasher. Tiled flooring and recessed lighting. Opening through to enjoy the creek views through the living room window.

### BEDROOM 1

13' 2" x 9' 9" (4.01m x 2.97m) Generous double bedroom with fitted wardrobe, double glazed window taking in the stunning views, electric wall heater.

### BEDROOM 2

10' 2" x 9' 9" (3.1m x 2.97m) Double glazed window to side aspect. Electric wall heater.

### BEDROOM 3

9' 8" x 8' 8" (2.95m x 2.64m) Third bedroom with a double glazed window to side aspect. Electric wall heater.

### SHOWER ROOM

6' 7" x 6' 2" (2.01m x 1.88m) Fully tiled room with double walk in shower. WC and wash hand basin with mixer tap and built in vanity unit below. Wall mounted mirror cupboard with two recessed lights. Heated towel rail. Extractor fan and recessed lighting.

### OUTSIDE

### PONTOON BERTH

There is a walkway to the pontoon with space for a 27ft vessel with mains water and electricity being available

### CHANDLERY STORE

The apartment also benefits from its own private lock up store with light and power.

### PARKING

A covered parking area for two/three vehicles, plus ample visitors parking spaces.

### LEASEHOLD INFORMATION

999 year lease from 1986, ground rent £1 per annum. The maintenance fee is £210 per month for each apartment which includes building and pontoon insurance, external maintenance, gardening, window cleaning and cleaning of communal areas. Each resident owns a share of the freehold. Pets by prior arrangement.

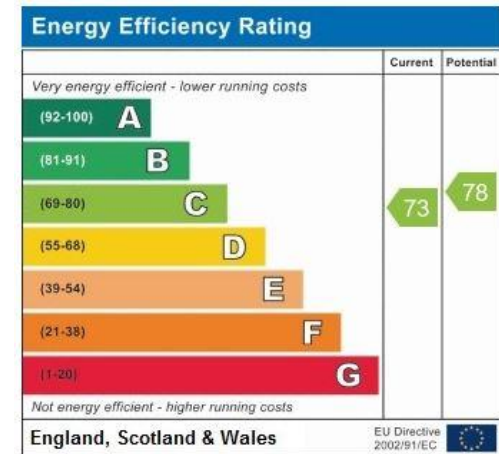
### SERVICES

Mains electricity, mains metered water and mains drainage.



TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TO ARRANGE A VIEWING PLEASE CONTACT**

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