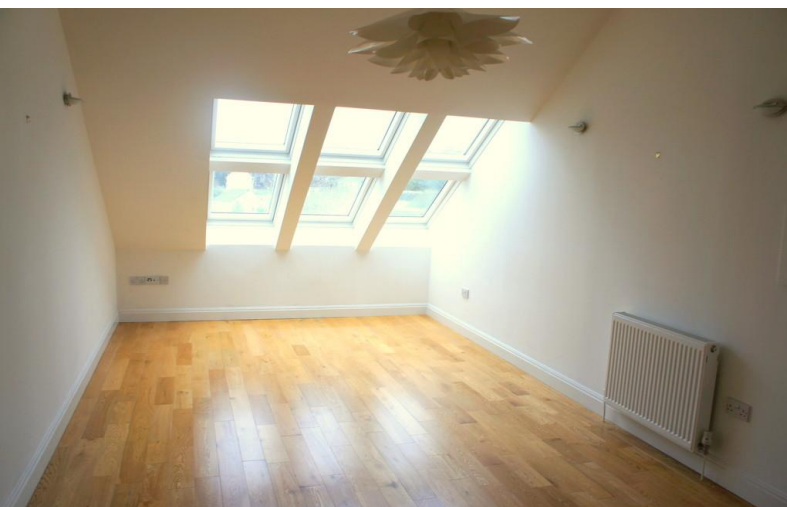


**FOR SALE**



## Truro

Two bedroom city centre apartment  
Ideal Buy-To-Let investment or first time buy

**£172,500**



- Modern city centre apartment
- Great BTL opportunity with proven history
- Central location
- Modern fitted kitchen with appliances
- Finished to a very good standard
- Spacious open plan living area
- EPC - TBC

#### **PROPERTY DESCRIPTION**

NO FORWARD CHAIN. To be sold with vacant possession. Located in the heart of Truro city centre the property has two large double bedrooms one with walk in storage cupboard. Impressively spacious bathroom with tiled floor. Large open plan kitchen / living room with high specification kitchen and integrated appliances. The property has wooden floors throughout the main living area. Offered with no forward chain and vacant possession. Great first time buy or investment opportunity. Viewings by appointment. Video tour available.

#### **ENTRANCE HALL**

From the communal hallway, door leads to an internal entrance hall with a further door leading to the main hallway. Wooden floor throughout.

#### **OPEN PLAN KITCHEN / LIVING ROOM 25' 6" x 16' 4" (7.789m x 4.984m narrow to 3.413m) L - shaped.**

Large and light open plan living space with kitchen fitted to two sides including wall hung gas boiler. Integrated fridge, freezer, washing machine and dishwasher. Wooden floors throughout. Part of the room has a sloping ceiling and several large velux windows providing ample daylight.

#### **BEDROOM 1 16' 1" x 9' 4" (4.927m x 2.867m)**

Large double room with fitted wardrobes to one side. Part sloping ceiling with velux window





**BEDROOM 2 16' 1" x 9' 5" (4.927m x 2.871m)**

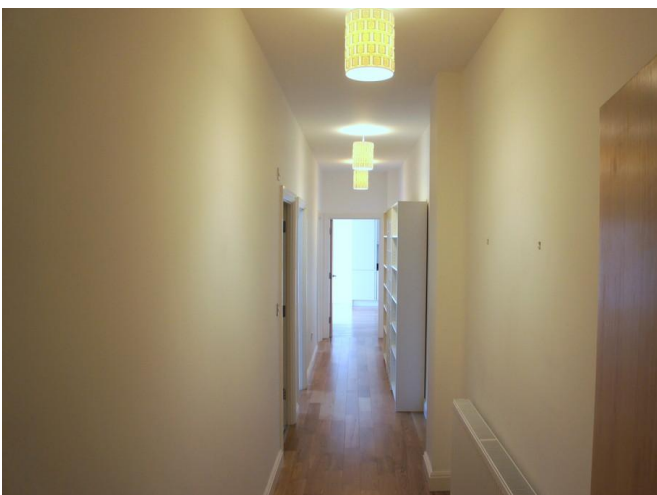
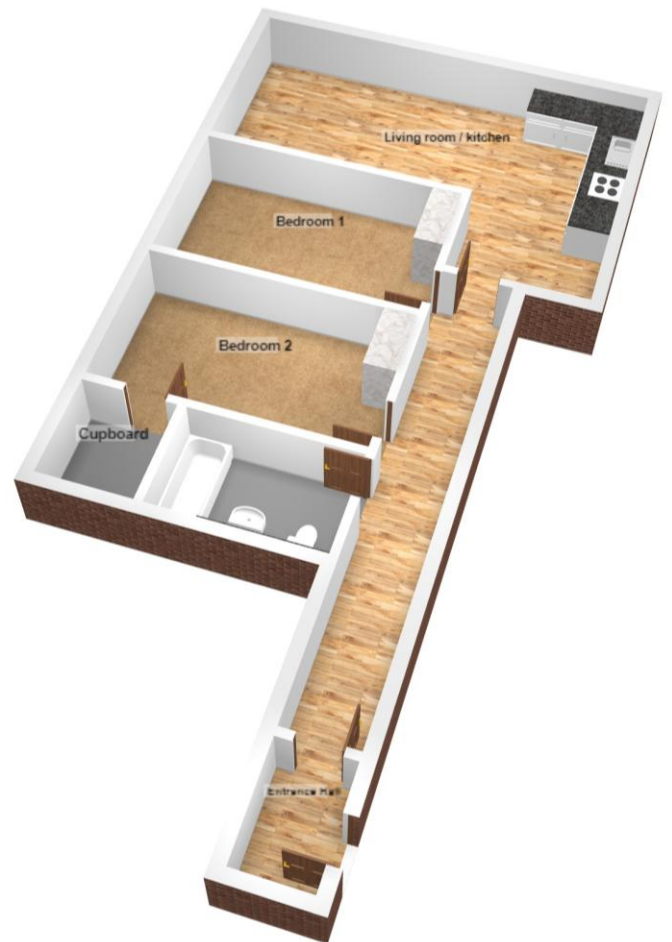
Large double room with fitted wardrobes to one side. Part sloping ceiling with velux window. Door leading to very large walk in cupboard

**BATHROOM**

Fully tiled bathroom finished to a high standard with white three piece suite including bath with shower over, WC and wash hand basin. Tiled floor.

**LEASEHOLD**

The vendor informs us that the property has approximately 186 years left on the lease (200 year lease granted in 2008). Service charge approx. £950pa to include buildings insurance. Ground rent £85pa



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## Martin & Co Truro

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**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 m 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

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