



- No Onward Chain
- Two Bedrooms
- Gas Fired Heating
- Allocated Parking

15 Devington Hall, Agar Road, Truro, TR1 1GP

£185,000

Offered onto the market with no onward chain, this ground floor two bedroom apartment forming part of this exclusive development has the benefit of its own private entrance, parking space immediately to the front of the property and a wide side access to the rear garden. The internal accommodation briefly comprises: Entrance hallway, two bedrooms, master with en-suite shower room, bathroom, storage cupboard with plumbing for a washing machine, spacious living/dining area with patio doors opening onto the garden, fitted kitchen with integrated appliances. The apartment has been a very successful rental commanding a £800 PCM.



Property Description

DESCRIPTION

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LOCATION

Devington Hall offers secure, contemporary city living together with lifestyle facilities which include a gymnasium and sauna. Devington Hall is a short distance from Truro city centre which has a range of shops, bars and restaurants, it also has a mainline railway station connecting to London Paddington

AGENTS NOTE

The apartment has a 999 year lease which commenced in 1998,

Ground Rent charge £136.16 Per Annum

Service Charge £210 Per Month

ENTRANCE HALL

Radiator, cupboard with plumbing for a washing machine.

LIVING AREA

17' 10" x 10' 7" (5.44m x 3.25m) Double glazed window, radiator, cupboard housing central heating boiler (Due to be replaced in January 2021)

DINING AREA

9' 4" x 8' 4" (2.85m x 2.55m) Patio doors to the garden, access to the kitchen.





KITCHEN

8' 2" x 6' 2" (2.50m x 1.89m) Fitted kitchen with a range of white base and wall units, integrated gas hob with hood above, electric oven. worktop incorporating stainless steel sink unit.

MASTER BEDROOM

10' 9" x 8' 9" (3.28m x 2.68m) Double glazed window, radiator.

EN-SUITE SHOWER ROOM

6' 5" x 5' 6" (1.98m x 1.69m) suite comprising low level w/c, shower cubicle, heated towel rail, light & mirror, extractor.



BEDROOM

Radiator, double glazed window.

BATHROOM

6' 2" x 5' 7" (1.89m x 1.71m) Bathroom suite comprising low level w/c, pedestal wash hand basin, light and shaver point, radiator.

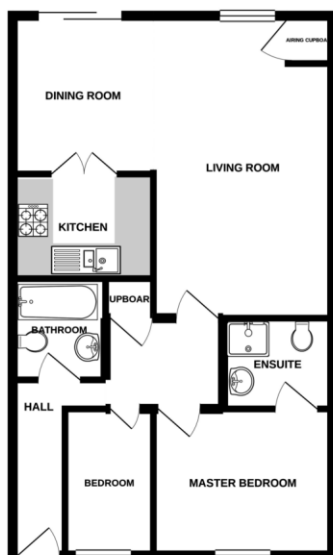
GARDEN

Having the benefit of a wide side access and views towards Truro City centre.

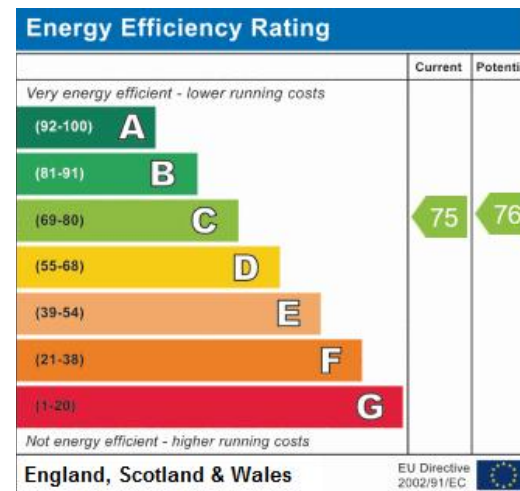
PARKING

Allocated parking space directly outside the apartment with additional visitors parking spaces.

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The contents, layout and dimensions shown have not been tested and no guarantee can be given. Measurements are approximate.



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