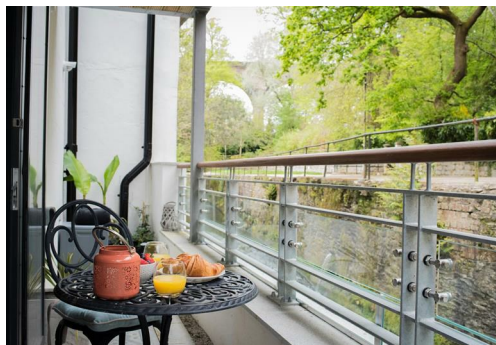




Apartment 8 Rose Court



Perranporth Beach 9 miles, Falmouth 11 miles

A contemporary apartment with balcony set in a riverside location in the centre of Truro.

- No Onward Chain
- Riverside Setting
- City Centre Location
- Sitting/Dining/Kitchen
- Bedroom
- Bathroom
- Ideal Lock Up And Leave

Offers In Excess Of
£199,950



SITUATION

Rich in history and architectural heritage, Truro has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station, only a short walk from St Georges Road links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport.

DESCRIPTION

This outstanding contemporary apartment forms part of a former Grade II listed school room for St George The Martyr's Church. This magnificent building has undergone complete redevelopment and now offers a collection of highly desirable city centre apartments in a tranquil riverside location adjoining the River Kenwyn at the rear.

A video door entrance system allows access into the lobby where steps lead down to the entrance door. The spacious hallway serves the beautifully appointed contemporary bathroom and the large double bedroom, ultimately leading into the open plan sitting/dining/kitchen furnished with Karndean flooring. There is a comprehensive range of grey

handle-less units with a Michel Roux sink. Neff integral appliances include four ring induction hob, fan oven, microwave, upright fridge and freezer, dishwasher and combination washer/dryer. From here, doors open onto the balcony terrace with glazed balustrade. The balcony immediately overlooks the Kenwyn River and provides an ideal space for enjoying al fresco dining.

PARKING

Parking - Permit parking is available on St. Georges Road from the County Council, however the owners rent an allocated parking space nearby in the Squash Club for £40 per calendar month and this could potentially be transferred to any new owner of the apartment if required.

TENURE

The apartment owner will have a share of the freehold with all apartment owners on completion of the sale of the final unit. The annual service charge is approximately £1,075 to include buildings insurance, maintenance of the communal areas and window cleaning. A 10 year Premier Guarantee warranty commenced in August 2018.

VIEWING

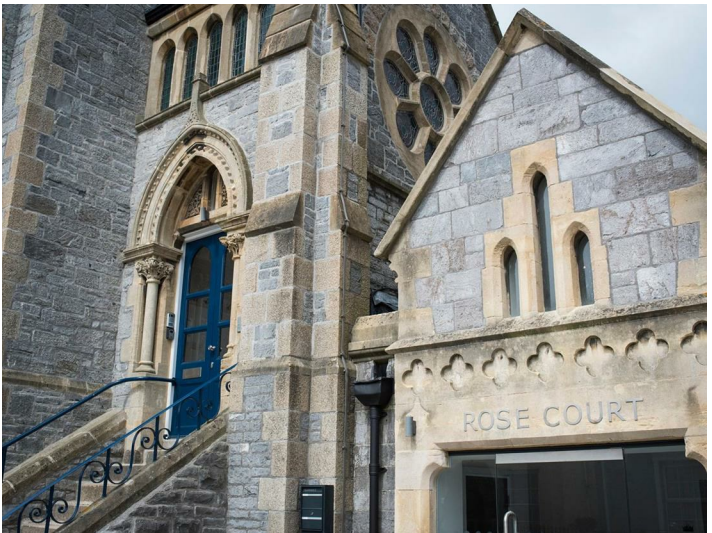
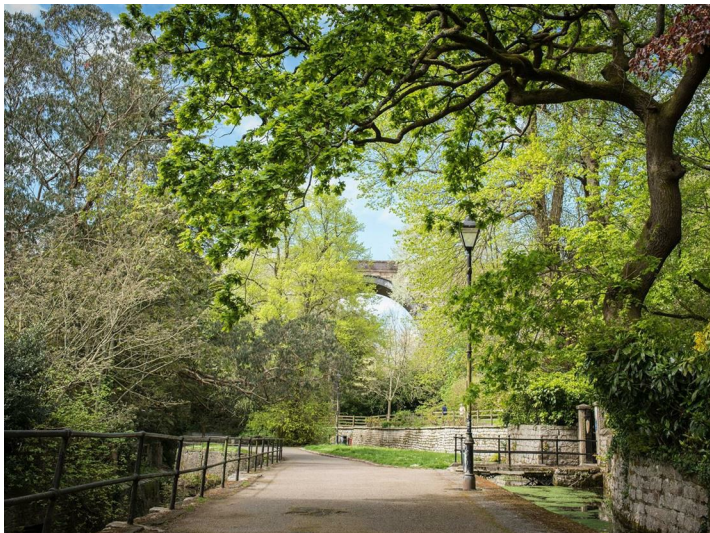
Strictly by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

All mains connected. Gas fired under floor heating.

DIRECTIONS

After entering St Georges Road the property will be evident on the right hand side after approximately 50 metres.



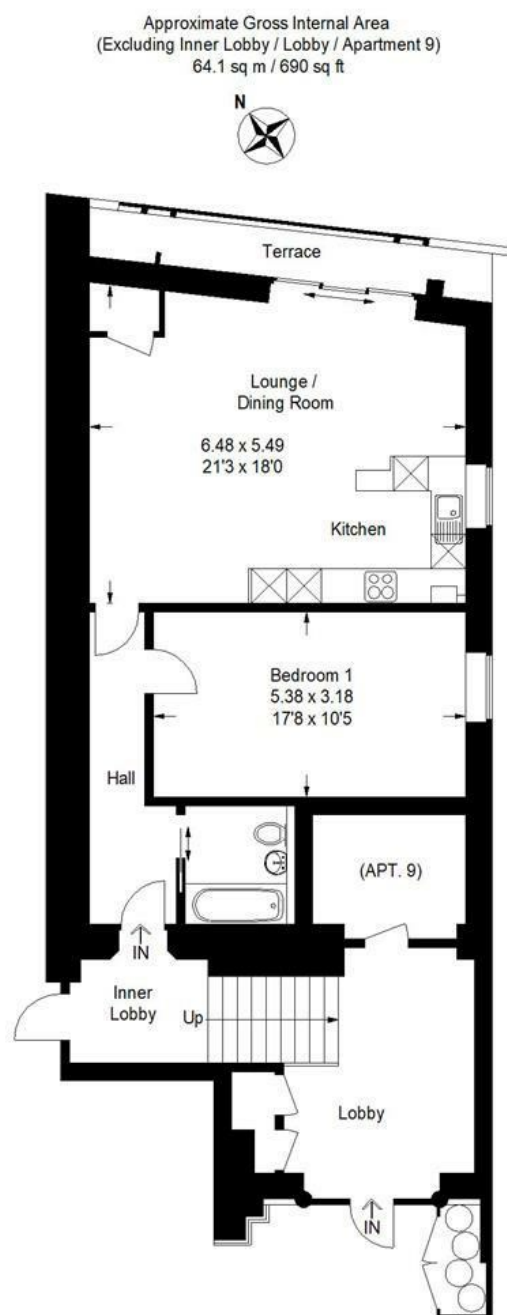


Illustration for identification purposes only,
measurements are approximate, not to scale.
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These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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