

FOR SALE



Lemon Street, Truro

Two bedroom ground floor apartment in character building close to city centre.

Offers in excess of £265,000



- Two bedroom ground floor apartment
- Central location for the city
- Allocated parking
- Pretty and mature communal gardens
- Proceedable buyers only
- EPC - TBC

PROPERTY DETAILS

This spacious ground floor two bedroom apartment offers a wealth of charm and character and is ideally located for the city centre while offering a sense of privacy being one of only six apartments in this Grade 2 listed period conversion and surrounded by a very pretty and mature walled garden. Offering two bedrooms, kitchen, large living room, shower room and separate WC. The property has been a long term home for the current owners and they are now looking to move to a retirement property. Allocated parking. Communal gardens. Video tour available. Agents note: buyers will need to be proceedable as exchange of contracts will need to happen quickly after a sale has been agreed.

COMMUNAL ENTRANCE

A grand entrance hall meets you as you go into the building. Door to apartment itself

ENTRANCE HALL

With doors to all rooms. Large airing cupboard with houses the gas central heating boiler and providing ample storage.

LIVING ROOM 15' 6" x 11' 8" (4.726m x 3.570m)

High ceilings and lots of character. Large sash window with period shutters that overlook the communal garden. Feature fireplace and surround (we understand that the fireplace could be used if the new owner wanted).



KITCHEN 10' 11" x 7' 9" (3.336m x 2.363m)

In excellent order throughout. Fitted to two sides with a range of above and below counter units, with worktops above. Integrated BOSCH oven, hob and microwave. Below counter integrated BOSCH dishwasher. Integrated fridge and freeze plus space and plumbing for washing machine. Large sash window with view over the communal garden.

BEDROOM 1 14' 9" x 8' 11" (4.520m x 2.731m)

The main bedroom has been fitted with wardrobes to one side and again enjoys views over the communal garden through the large feature sash window also with period shutters

BEDROOM 2 10' 11" x 8' 5" (3.330m x 2.574m with wardrobes)

Fitted to one side with a range of wardrobes and storage. Large sash window also with period shutters overlooking communal garden. Internal 'arch' to main entrance hallway

SHOWER ROOM

Fitted with a simple modern white suite comprising of WC, wash hand basin and enclosed corner shower. Half tiled walls. Extractor fan.

WC

Separate additional WC and wash hand basin.



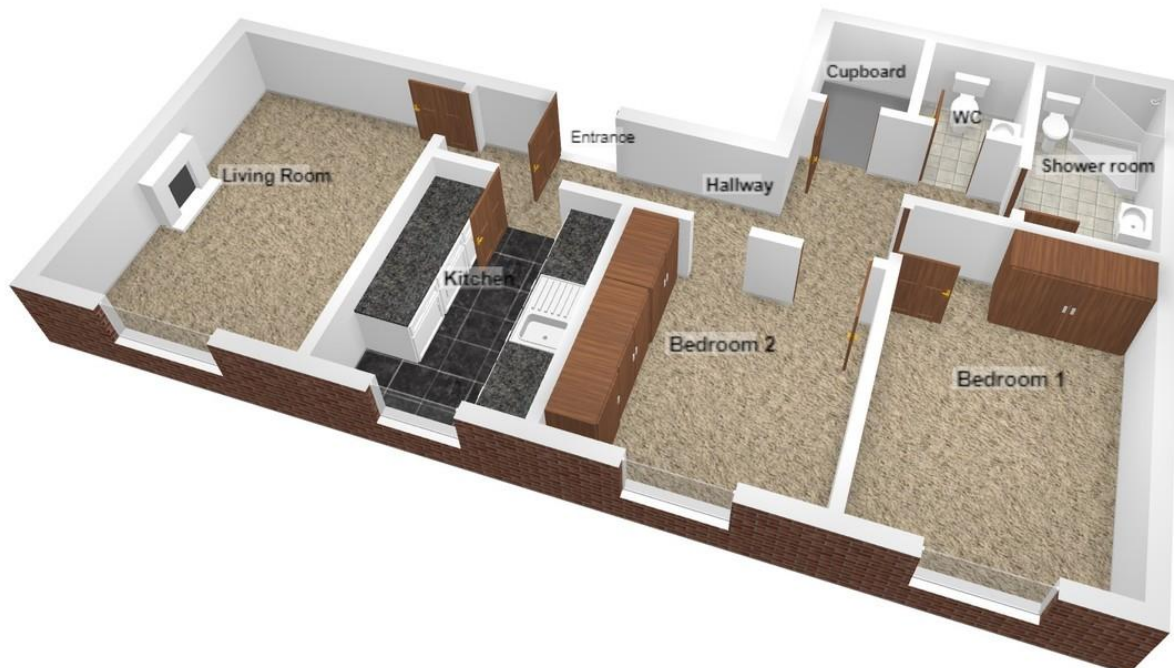
OUTSIDE

The property is set in well maintained communal gardens that wrap around the building to three side. One allocated parking space plus three visitors spaces to the rear accessed from Infirmary Hill.

TENURE

The vendor informs us that the property is to be sold with approximately 939 years remaining on the lease plus a share in the freehold. Ground rent is £0 pa. Maintenance is £350 per quarter which includes a contribution towards the sinking fund.





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