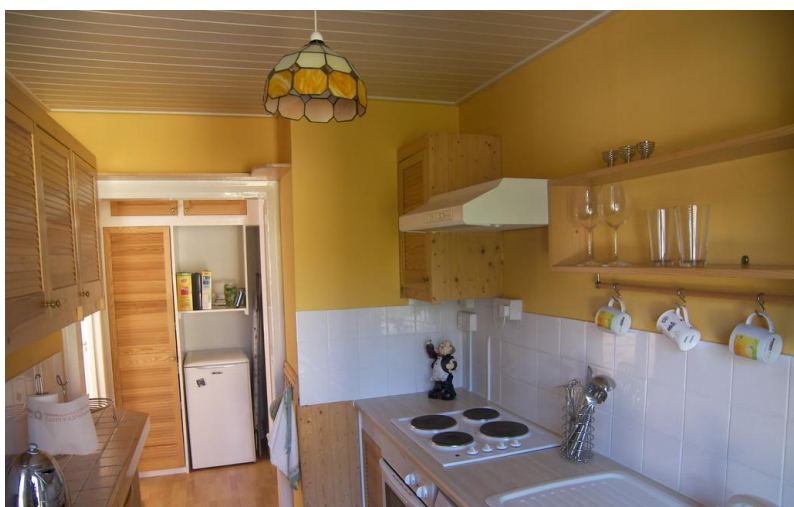


FOR SALE



Truro

One bedroom apartment close to the city centre.

£155,000

MARTIN&CO



PROPERTY DESCRIPTION

GREAT BTL OPPOTUNITY OR FIRST TIME BUY!

This one bedroom apartment is located close to the city centre and offers an ideal opportunity for someone looking for an first time purchase. The apartment is one of four in this small converted building and offers plenty of potential. The property has been rented for many year and can be sold with the tenant in situ or with vacant possession. Gas central heating, allocated parking, communal gardens and shared use of 'cellar' for storage. Share of freehold and low maintenance fees make this apartment a very attractive prospect. Call now to arrange a viewing.

- Great investment
- Ideal central location
- Gas central heating
- Allocated parking
- Communal gardens
- EPC - D

HALLWAY 19' 7" x 3' 5" (5.972m x 1.048m)

The hallway benefits from a skylight to give natural lighting

LOUNGE 14' 5" x 8' 1" (4.404m x 2.467m)

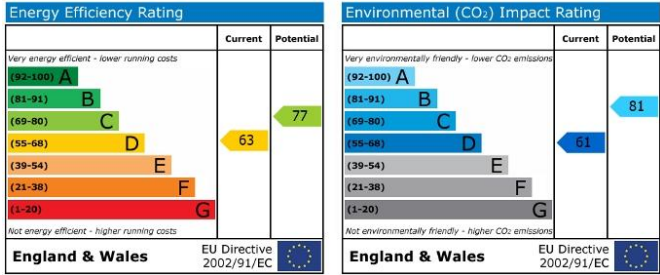
Two windows to side aspect giving plenty of light to this living space

KITCHEN 8' 11" x 6' 7" (2.740m x 2.014m)

Galley style kitchen with fitted work surfaces to two sides. Sink and drainer. Electric hob with built oven underneath. Recently replaced wall hung gas boiler. Large window to side aspect

BATHROOM 8' 5" x 6' 0" (2.590m x 1.852m)

Fitted with a white three piece suite with shower over bath. Window to front aspect





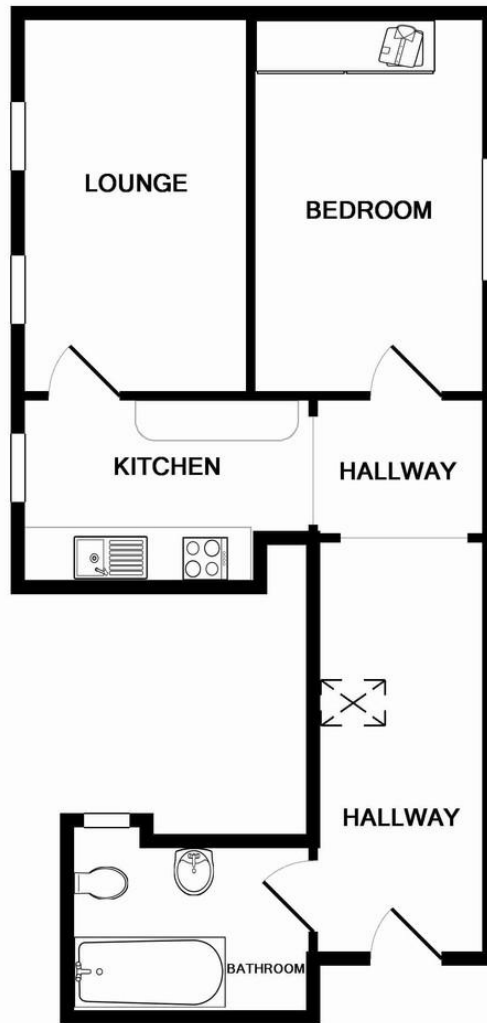
BEDROOM 12' 7" x 8' 4" (3.845m plus wardrobes x 2.541m)

Large double bedroom with fitted wardrobes to one side. Large window to side aspect

NOTE

We have been informed by the vendor that the apartment will be sold with a share of the freehold with an attached long lease, approx. 913 years remaining. The current maintenance charge is believed to be approximately £450 per year including buildings insurance.





TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.2 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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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 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. 131223