



14, Boscawen Woods, Malpas, Truro, Cornwall, TR1 1UE



Truro City - 1 mile Falmouth - 12 miles
Perranporth Beach - 10 miles

A well presented two bedroom duplex apartment close to the City Centre with river views.

- Duplex Apartment
- River Views
- Reverse Level
- Open Plan Sitting/Dining/Kitchen
- Two double bedrooms (one en-suite)
- Family Bathroom
- Underground secure Parking
- Income Potential

Guide Price £250,000



SITUATION

14 Boscawen Woods is situated in a highly regarded residential area close to the Truro River at Malpas. The apartment allows a level walk to the centre of the Cathedral City of Truro, an ancient port and market town situated in a valley at the head of the river bearing its name and dominated by the splendid three-spired cathedral standing at its heart. Forming the retail, administrative and cultural centre of Cornwall this small city offers a comprehensive range of amenities together with the county's leading educational establishments.

The apartment is in an elevated position enjoying the views over the river and is set conveniently for easy access to the park its tennis courts and the wonderful riverside walks. Also near by are the wonderful sailing waters of The Carrick Roads whilst the north coast with its mixture of towering cliffs and sandy beaches is approximately ten miles distant.

Public transport links are excellent with a mainline rail connection to London Paddington and flights to national and international destinations departing regularly from Newquay Airport.

DESCRIPTION

Number 14 is a well presented, two double-bedroom, duplex apartment located in the sought after development of Boscawen Woods. Occupying a delightful south facing position, the property enjoys views over the Malpas River and Park. The apartment offers reverse level accommodation arranged over two floors. On the ground floor, the welcoming entrance hallway gives

access to the two double bedrooms (one with en-suite shower room), the family bathroom and utilities cupboard. Stairs lead to the first floor where there is an impressive open plan sitting/dining/kitchen area. Two large velux windows one with push out balcony enjoy river and rural views.

The apartment is currently let generating a healthy yield with a rentable value in the region of £850 per calendar month and would also make an ideal home for first time buyers or highly prized second home.

OUTSIDE

An underground garage provides private parking for one vehicle.

SERVICES

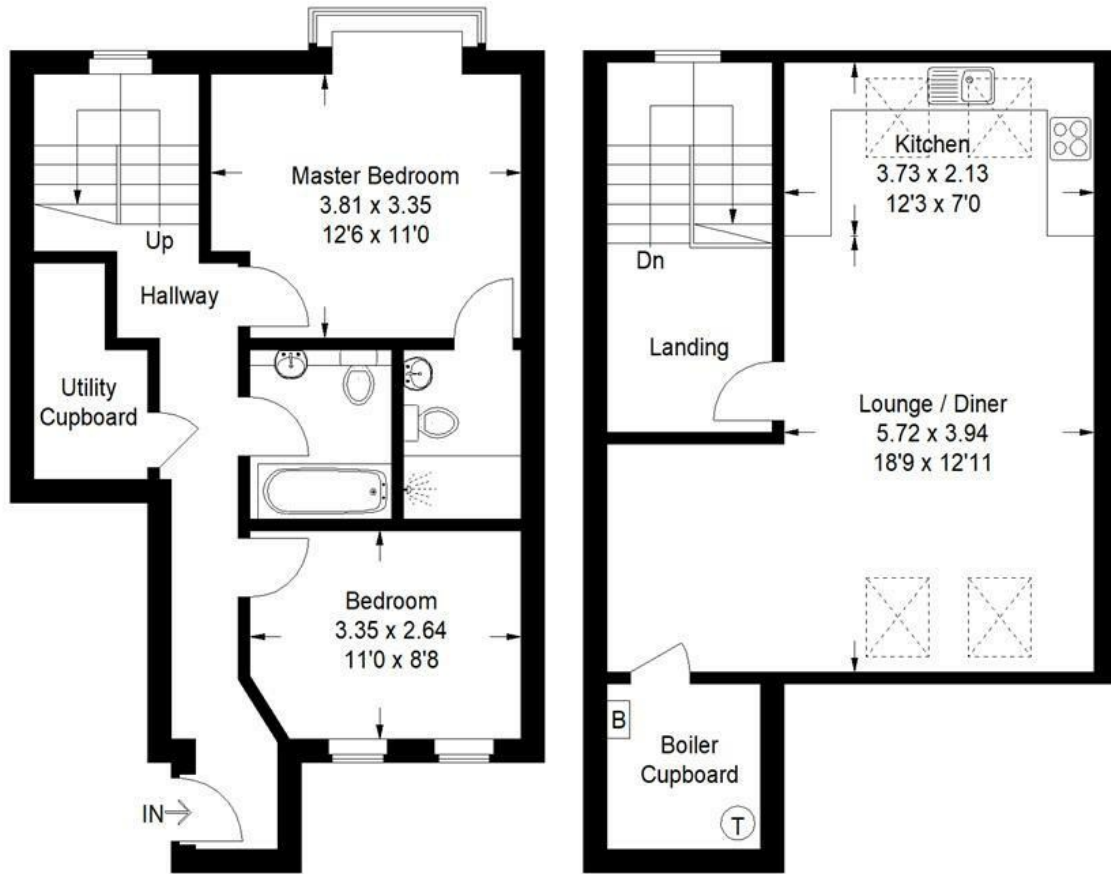
All mains connected. Gas fired central heating

DIRECTIONS

From our office head towards Trafalgar Roundabout and take the 4th exit onto Malpas Road. Follow this until you reach the park on the right and Boscawen Woods can be found on the left hand side.



Approximate Gross Internal Area
89.4 sq m / 962 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID728459)

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
(92-100) A	(81-91) B	79	81
(69-88) C	(49-68) D		
(29-68) E	(9-28) F		
(1-28) G			

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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