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**Mitchell Court,  
Truro**

**£135,000  
Leasehold**







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**Leasehold**

### Property Introduction

An opportunity to purchase this ground floor apartment located in an ideal position for access to the many amenities and shops that the city centre has to offer.

Located just off Mitchell Hill, Mitchell Court is a small development of apartments, each with the benefit of an allocated parking space.

The apartment itself briefly comprises of an entrance hall giving access to a generous lounge with high ceilings, kitchen, bathroom and bedroom.

The accommodation has the benefit of double glazed windows and is complemented by a gas fired central heating system. It also features a locked outside storage area.

### Location

As previously mentioned, the city centre is within a short distance with a good variety of independent shops sat alongside the more well-known national chains.

Truro offers a variety of restaurants and cafes, parks with the pretty riverside village of Malpas nearby with its park, tennis courts and the popular Heron Inn.

### ACCOMMODATION COMPRISES

#### HALLWAY

Doorway to exterior, radiator, parquet flooring, walk-in storage cupboard with shelving and plumbing for automatic washing machine.

#### UTILITY CUPBOARD

Plumbing for automatic washing machine. Storage shelving.

#### LOUNGE 11' 5" x 10' 5" (3.48m x 3.17m) maximum measurements

uPVC double glazed window to the front and side. Extractor fan and radiator.

### KITCHEN 8' 2" x 5' 6" (2.49m x 1.68m)

uPVC double glazed window to the side. Single stainless steel sink unit with mixer tap, range of wall base storage cupboards with drawers over, wall-mounted storage cupboards and storage cupboard housing boiler. Radiator.

### BEDROOM 13' 2" x 9' 11" (4.01m x 3.02m) maximum measurements, irregular shape

uPVC double glazed window and radiator.

### BATHROOM

uPVC double glazed window. Hand-grip bath with shower over, close coupled WC, pedestal wash hand basin, tiled walls, shaver point and radiator.

### OUTSIDE

Within the grounds is allocated parking along with communal gardens. To the side of the flat is a locked storage area.

### LEASEHOLD INFORMATION

Please be advised that the property has a 999 year lease commencing 2010. The service charge is £600.00 and the freehold is shared between the owners of the 15 apartments.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

### DIRECTIONS

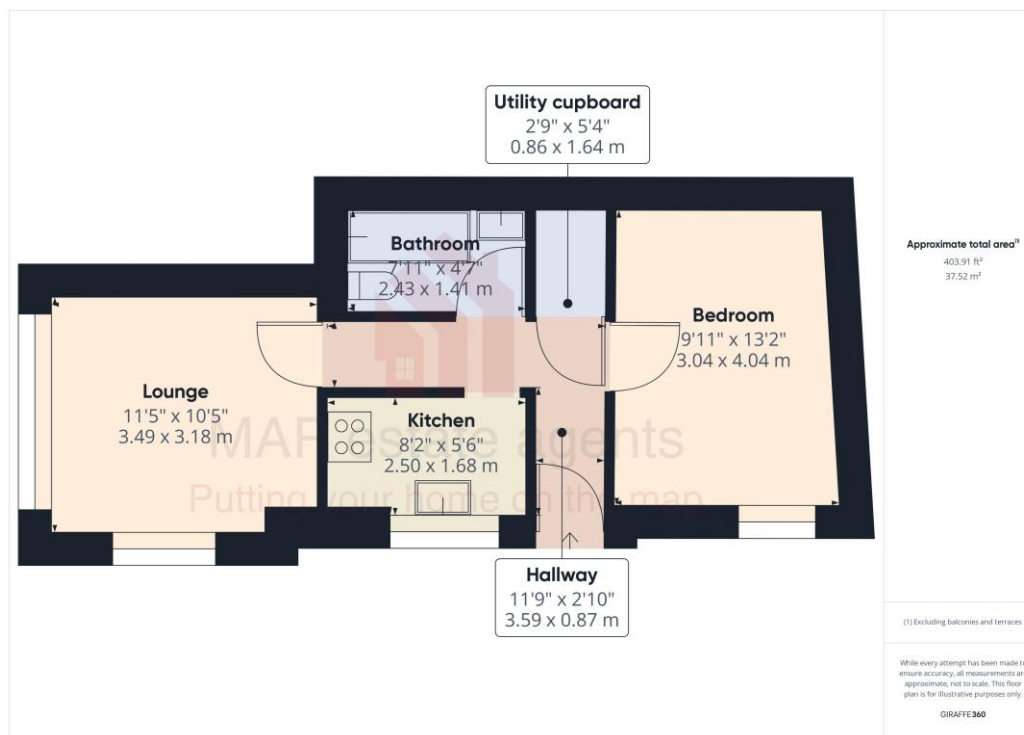
Proceeding up Mitchell Hill, Mitchell Court is situated on the right-hand side. Driving up the slope, the apartment can be identified on the left-hand side. If using What3words: broke.stable.rally



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home



- Ground floor apartment
- Dual-aspect lounge
- uPVC double glazed windows
- Gas central heating system
- Off-road allocated parking
- Ideal location for access to amenities and shops of the town centre
- Bathroom with electric shower
- Communal gardens

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