



12 Robartes Court, Truro

£147,000



CLIVEPEARCE

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£147,000

A purpose built two bedroom terraced house designed specifically for the over 55s. Residents' lounge, communal laundry, guest suite, house manager, parking, pull cord system. Great city location, ideal retirement property.

Property Description

Why You'll Like It

Robartes Court is a highly sought after purpose built complex of houses and flats designed specifically for the over 55s. The property is particularly well located being set back in the corner of the pretty courtyard and having the advantage of a lovely city view from bedroom two and a sunny aspect to the rear. Inside, the property is well presented with a smart kitchen and shower room fitted. There's a welcoming entrance hallway which is ideal for coat storage. To the front of the property is a cloakroom / WC with white close coupled WC and white corner basin fitted. The living room is spacious with a window to the front and additional storage space under the stairs. To the rear of the ground floor there is a kitchen / dining room with cream shaker style fitted kitchen comprising base and wall units with laminated work surfaces and a stainless steel single bowl sink. The kitchen has space for a slot in cooker and fridge and there is a cupboard with hot water cylinder. From the kitchen there is a small conservatory to the rear of the property with space for further appliances (or equally a nice place to sit) and there is an area of sunny patio to the rear and the garden is nicely landscaped with a dry stone wall and planting. Heading upstairs, the property has a stairlift fitted. Bedroom one is a generous double at the rear of the property and bedroom two is a single with a view towards the viaduct and large built-in wardrobe and separate linen storage cupboard. Between the two bedrooms there's a shower room which has a large and easily accessible shower enclosure with electric shower fitted. Robartes court offers a lovely community for the over 55s and is very well set up to make living there very enjoyable. There is a residents' association and a house manager. The home owners have the benefit of a communal residents' lounge to use if they wish and there is also a bookable guest suite for visitors and communal laundry. There is also a car park on site.

Where It Is

Robartes Court is conveniently situated in the Redannick area of the city with the amenities of Truro City just a short stroll away. Transport links are excellent with regular buses and the mainline train station is just a short walk away. School provision locally is good with both primary and secondary schools nearby (Bosvigo

Primary and Truro High School are very close). There is a friendly play park in the area and a lovely sense of community. The Thomas Daniell pub at the end of Daniell Street is a highly regarded food and ale pub and is well supported by local residents. The Lander and Three Spires doctors surgeries are within walking distance too. Truro is a delightful city with the neo-gothic cathedral at its heart and the recently finished Hall For Cornwall is a state of the art theatre with a fantastic programme of events. The city has a lovely selection of shops, restaurants and cafes and there are many country and riverside walks nearby.

Tenure and Services

Leasehold 199 years from 1991 Ground rent £50 per year Current Service £200.12 Per month Freehold E&M LTD Management Firstport The property has mains electricity, mains water and mains drainage

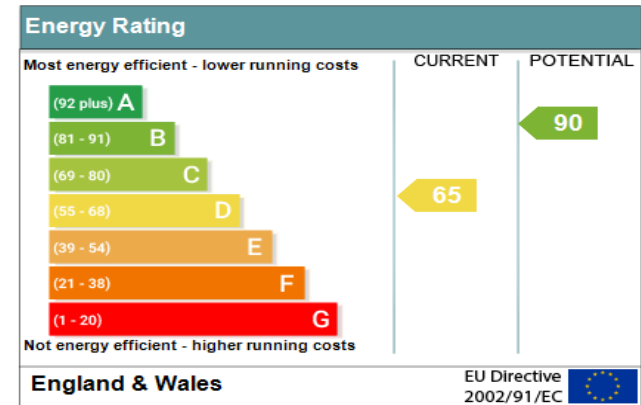
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TOTAL FLOOR AREA: 604 sq.ft. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Address: 12 Robartes Court, Redannick Lane, TRURO, TR1 2XX
 RRN:



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