



12 Enys Quay, Truro

£130,000



CLIVEPEARCE

01872 272622 | [hello@clivepearceproperty.com](mailto:hello@clivepearceproperty.com)



**£130,000**

A smartly presented two bedroom first floor flat with refitted shower room and river views in a purpose built building for the over 55s. Excellent city centre location and good accessibility with ramped entrance and lift to all floors.

# Property Description

## Why You'll Like It

This first floor two bedroom flat has been purpose built for the over 55s and offers independent living right in the centre of Truro with the added peace of mind of a house manager and pull cord / pendant alarm to assist if ever needed. The property offers a very rare level walk to the shops and is close to many lovely pubs, restaurants and cafes. There is a secure main door to the building with ramped access and an entry system fitted. The flat is accessed via a lift to the first floor and is located on the riverside of the building with its own private front door from the main corridor as you would expect. Stepping inside there is a spacious entrance hallway with large storage cupboard. The living / dining room is a generous size and has a lovely outlook over the tidal River Allen (which is a haven for wildlife) and the park on Furniss Island. The kitchen is fitted with a range of base and wall units and there is space for a slot-in cooker with space and plumbing for a washing machine. There are two bedrooms and a beautifully refitted shower room with corner shower enclosure with fitted grab handle and seat. Outside there is a parking area where we understand it is possible to rent a parking space (subject to availability). To the side of Enys Quay there is a locked private gate (for which the home owners hold a key) which leads to the pretty timber bridge which in turn takes you to the park at Furniss Island.

## Where It Is

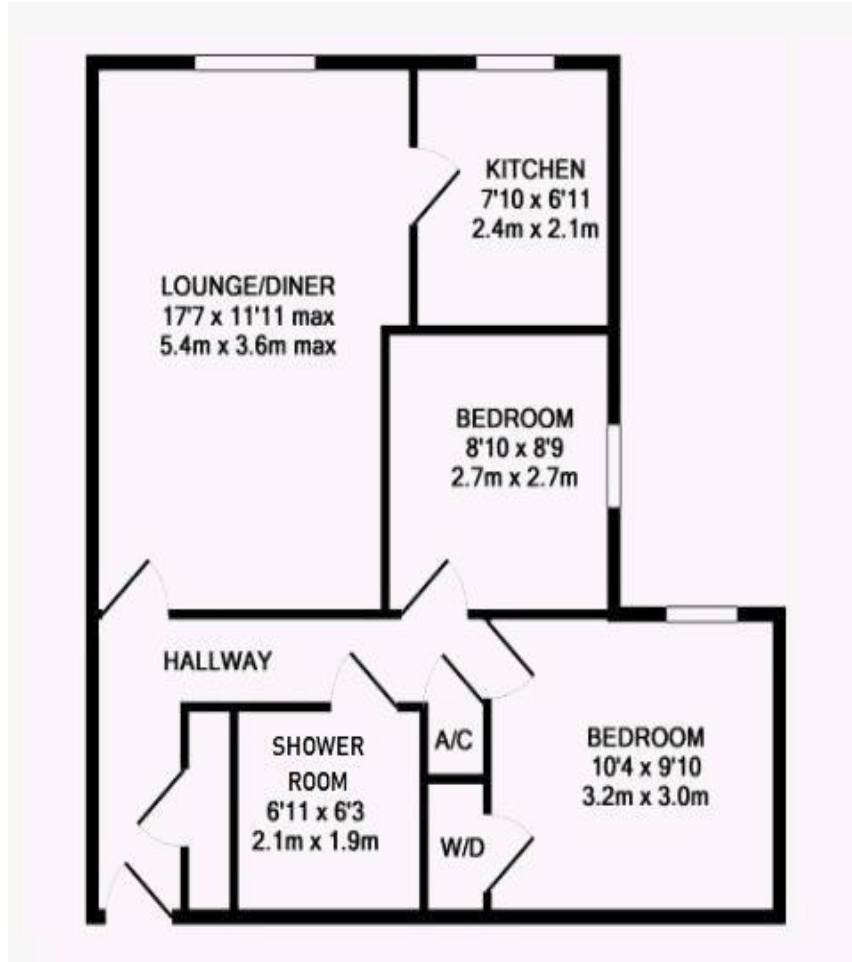
Enys Quay is situated right in the centre of Truro city providing level access to the shops and facilities including Marks and Spencer and Co-Op for daily provisions along with many bakeries, coffee shops, restaurants and bars all within easy walking or mobility scooter distance. Buses are available from the bus station which is also very close making this one of the most convenient locations for the over 55s to live in Truro. The state of the art theatre in The Hall For Cornwall attracts top name acts and shows.

## Services And Tenure

The property is leasehold. 125 year lease from 1988 There is no ground rent being collected at the block. The current service charge is £209 per month up until March 2024 when the budget is reviewed. (£2508 PA) Managing Agents Livewest Council tax band C

## Important Information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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