



47 Brunel Court, Truro

£189,950



CLIVEPEARCE

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A spacious two double bedroom purpose built apartment in a great location. Parking. Recently redecorated. Chain free.

Property Description

Why You'll Like It

A spacious ground floor purpose built apartment which is full of natural light. Recently redecorated throughout and with new carpets and floor coverings, the property is fresh and ready to move in to. A parking space is conveniently just outside and a communal entrance hall serves just 6 apartments. Once inside, you have your own hallway with a good sized store cupboard. The living space is open plan with a modern fitted kitchen area comprising eye and base level units, workspace, integrated oven hob and extractor and an integrated fridge. There is plenty of space to arrange dining and lounge furniture to suit your lifestyle. Both bedrooms are good sized double with the main bedroom having a walk in wardrobe. The shower room is modern with a white suite. Warmed by gas central heating and with double glazing, this is an easy home to maintain. NO ONWARD CHAIN.

Where It Is

Brunel Court as the name suggests is a short walk from Truro mainline railway station with its direct rail link to London Paddington. There is also the handy Falmouth branch line, both very useful transport routes. There is a regular bus service from the road outside the station and the city centre is a short walk or drive away. There is a choice of supermarkets close by and the wealth of attractions of Truro are all close at hand including the Hall For Cornwall, The Royal Cornwall Museum and a host of restaurants and bars. Cornwall Council and The Royal Cornwall Hospital are not too far away. A great central location for living and working in the city.

Services and Tenure

Leasehold - 999 years from 2007 Charges Blenheim £160 per annum Ground Rent £200per annum Maintenance £169.13 per quarter Mains electric, water, gas, electric Council Tax Band B

Important Information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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