



27 Enys Quay, Truro

£120,000



CLIVEPEARCE

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**£120,000**

A city centre two bedroom upper floor flat with super views of Truro Cathedral in a purpose built building designed for the over 55s. Lift to all floors. Level walk to city amenities. On site parking (subject to availability). NO ONWARD CHAIN

# Property Description

## Why You'll Like It

This third 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 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 third floor and has its own private front door from the main corridor as you would expect. Stepping inside there is a spacious entrance hallway. The living / dining room is a generous size and has a roof top city view. The refitted kitchen is fitted with a range of base and wall units with fitted oven, hob and extractor. There is space and plumbing for a washing machine and space for a fridge / freezer also. The views from both the kitchen and bedroom two are lovely and take in roof tops and Truro Cathedral. There are two bedrooms and a shower room with oversize shower enclosure designed for accessibility with grab handles fitted. 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), this leads to the pretty timber bridge which in turn takes you to the park at Furniss Island. Each upper floor has a communal balcony which is a lovely place to congregate with neighbours and enjoy some fresh air.

## Where It Is

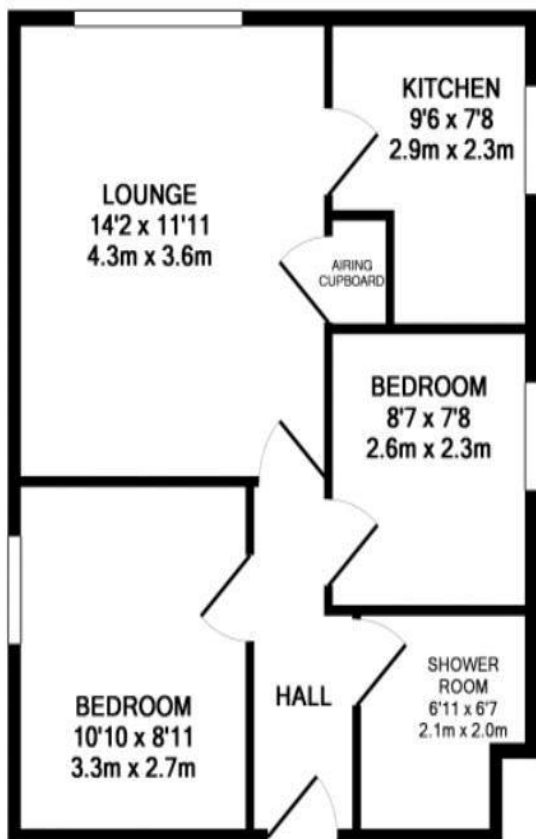
Enys Quay is situated right in the centre of Truro city providing level access to the shops and facilities including Marks and Spencer and Co-Op for daily provisions along with many bakeries, coffee shops, restaurants and bars all within easy walking or mobility scooter distance. Buses are available 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 There is mains water, mains electricity and mains drainage connected. Pull cord call system with monitoring and house manager 5 days and nights per week Purpose built for the over 55s Council tax band B We understand that the lease has 89 years left being 125 years from 1987. Maintenance / service charge including buildings insurance, window cleaning, gardening etc £209 per calendar month (£2508PA)

## Important Information

**IMPORTANT INFORMATION** Clive Pearce Property, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. 2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Information on the website about a property is liable to be changed at any time.



TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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.

