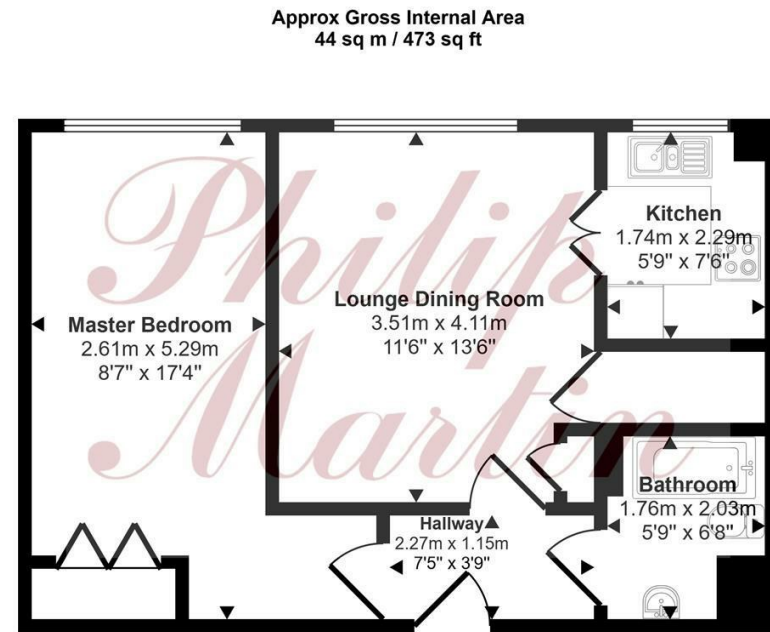


QUAY STREET, TRURO



Floorplan

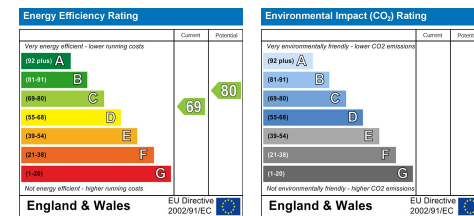
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- One Bedroom
- Kitchen
- City Centre
- Lounge/Dining Room
- Bathroom
- No Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

- (a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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FLAT 19, LOWEN COURT QUAY STREET, TRURO, TR1 2GA

ONE BEDROOM FIRST FLOOR APARTMENT

Situated in a quiet position in the very heart of the city centre within a very short, level walk of all the city's amenities and the bus station. Double bedroom, sitting/dining room, kitchen and bathroom.

Sold with vacant possession and no chain.

OFFERS INVITED £112,500

GENERAL COMMENTS

19 Lowen Court is a well-positioned first-floor retirement apartment, ideally situated in the very heart of Truro. The property enjoys a short, level walk to the city's comprehensive range of amenities, including shops, cafés, medical facilities and the main bus station, making it perfectly suited for convenient town-centre living.

The accommodation is well arranged and comprises a welcoming entrance hall, a bright and comfortable sitting/dining room, a fitted kitchen, a generous double bedroom and a bathroom. The apartment forms part of a well-maintained development, with residents benefiting from attractively kept communal gardens, providing a pleasant outdoor space to enjoy.

Lowen Court further reminds residents of peace of mind with the presence of a warden who regularly patrols the development.

The property is available exclusively to residents aged 60 years or over. In the case of a couple, one resident must be at least 60, with the other a minimum of 55 years of age.

LOCATION

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

7'5" x 3'9" (2.27 x 1.15)

LOUNGE/DINING ROOM

11'6" x 13'5" (3.51 x 4.11)

KITCHEN

5'8" x 7'6" (1.74 x 2.29)

MASTER BEDROOM

8'6" x 17'4" (2.61 x 5.29)

BATHROOM

5'9" x 6'7" (1.76 x 2.03)

TENURE - LEASEHOLD

100 years remaining on 125 year lease.

Annual ground rent - £725.

Service charge - approx £3,850.

COUNCIL TAX

Council Tax - B
EPC - C

SERVICES

Mains water, electricity and drainage.

N.B.

The electrical circuit, appliances and heating system have not been tested by the agents.

**DIRECTIONS**

From Lemon Quay proceed along Green Street and turn into the lane between The Old Ale House and the stove shop where the entrance to Lowen Court can be found directly ahead.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

