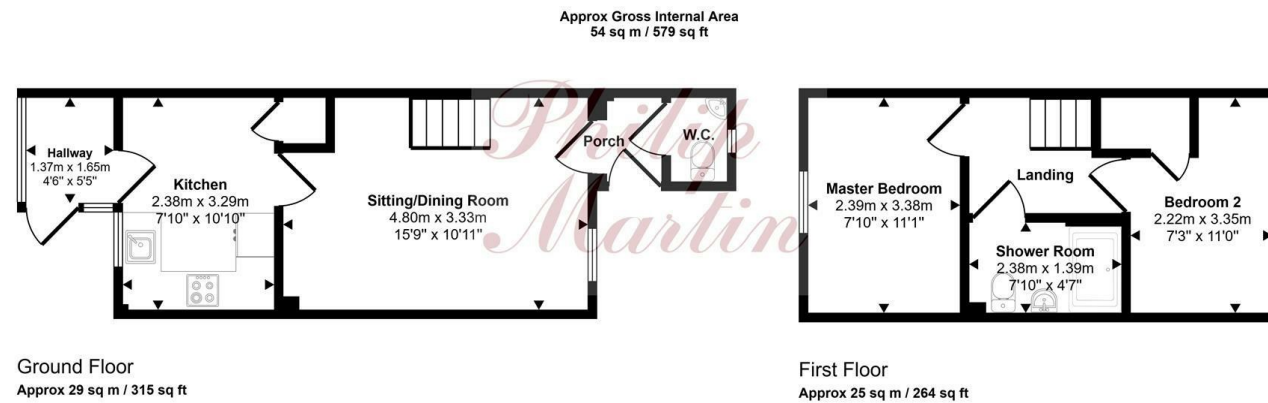


REDANNICK LANE, TRURO



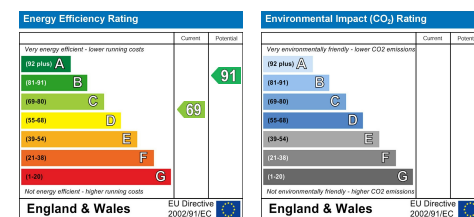
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- NO CHAIN
- COMMUNAL AREA
- ELECTRIC HEATING
- MANAGED PROPERTY
- PARKING
- CENTER OF TRURO

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

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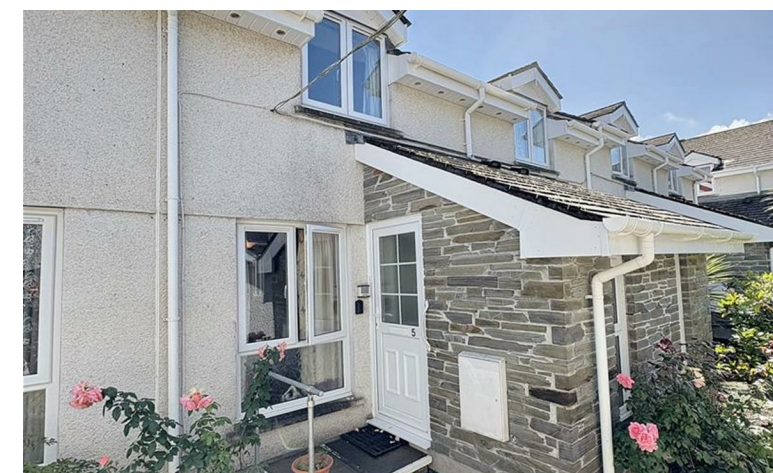
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5 ROBARTES COURT REDANNICK LANE, TRURO, TR1 2XX

SECURE TWO BEDROOM PROPERTY SITUATED IN TRURO, SOLD WITH NO CHAIN.

This property is situated in a very convenient location and is perfect for retired people or couples over the age of 55 as a managed complex. Being close to all the amenities and services that Truro has to offer. The accommodation comprises:- Two Bedrooms, one shower room, dining/sitting room, W.C. and kitchen.

EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £130,000

GENERAL COMMENTS

This property is ideal for individuals or couples aged 55 and above who are looking to maintain their independence while residing in a secure, well-managed community with convenient access to the amenities and shopping options in Truro. The property is among a small selection of homes arranged around a charming central courtyard. This courtyard features a raised ornamental pond and can be accessed through a gated archway. In all accommodation comprises:- Two bedrooms, one shower room, dining/sitting room, W.C and kitchen.

TRURO

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 PORCH

W.C.

Pedestal hand wash basin and low level W.C.

SITTING/DINING ROOM

15'8" x 10'11" (4.80m x 3.33m)
Radiator on the side wall. Window to the front. Access through to the:-

KITCHEN

7'9" x 10'9" (2.38m x 3.29m)
There is a built in electric oven and hobs as well as a range of units comprising base and wall mounted storage cupboards with work tops over. Inset stainless steel sink with window to the rear.

REAR PORCH

4'5" x 5'4" (1.37m x 1.65m)
Access to a rear courtyard.

FIRST FLOOR

MASTER BEDROOM

7'10" x 11'1" (2.39m x 3.38m)
Window and radiator to the rear.

SECOND BEDROOM

7'3" x 10'11" (2.22m x 3.35m)
Window and radiator to the rear.

SHOWER ROOM

7'9" x 4'6" (2.38m x 1.39m)
Corner tiled shower cubicle with electric Mira shower unit and curved glazed screen with sliding door. Pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

OUTSIDE

The apartment is located at the back of the Robartes Court development. The front opens to the central courtyard which focuses to a raised ornamental circular pond which is a delightful feature. There is also an area of communal PARKING SPACES for the development. There is a small courtyard area to the rear of the property



SERVICES

Mains water, drainage and electricity.

N.B

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

COUNCIL TAX

C.

TENURE

The development is a managed community and a monthly service charge includes external maintenance of the dwelling, insurance, window cleaning and maintenance of communal areas. A warden is resident at the office during normal working hours and each property has panic alarms operated on a 24 hour system. There is a communal residents lounge, use of a guest suite and a laundry room. There is an annual service charge of £3,427.

DIRECTIONS

Proceeding up Chapel Hill out of the City centre take the first turning left (opposite Bosvigo Primary School) and, after passing the entrance into Lower Redannick, the Robartes Court development will be easily located on the left hand side.

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

