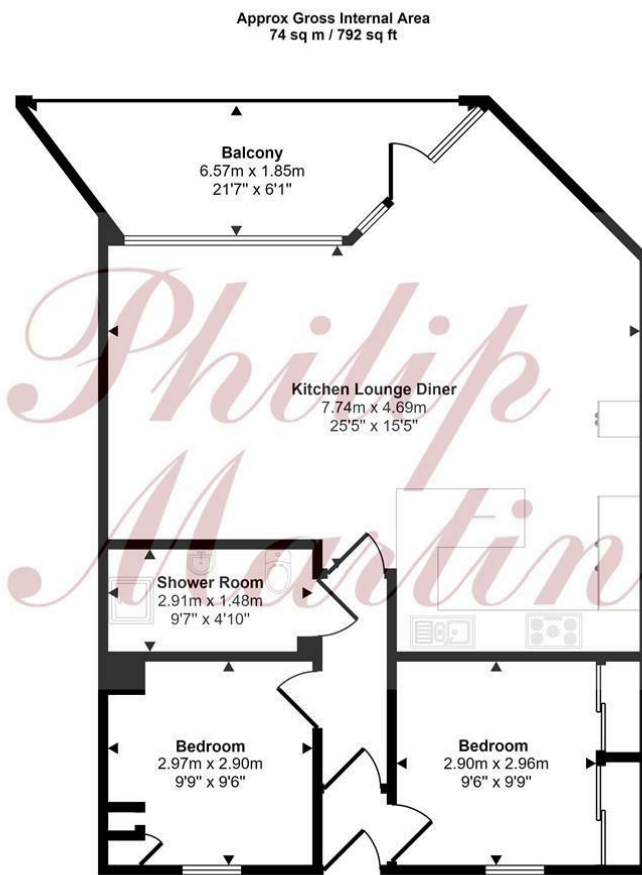


MALPAS ROAD, TRURO



Floorplan

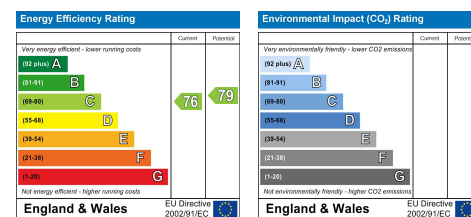
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- Apartment
- Two Bedrooms
- Open Plan Living Space
- Shower Room
- Allocated Parking
- Balcony
- Private Gated Entrance
- City Centre Location
- River Views
- 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:

- 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.
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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 10, MALPAS HOUSE MALPAS ROAD, TRURO, TR1 1PT  
TWO BEDROOM CITY CENTRE APARTMENT SOLD WITH NO CHAIN

This two bedroom apartment is within a stone's throw of the city centre and enjoys fantastic views of the Truro River. The property is just a stone's throw from the city centre and the amenities on offer as well as being within walking distance of Boscawen Park. In all, the accommodation comprises; entrance hall, two bedrooms, shower room and an open plan kitchen/dining/ living room with a balcony enjoying the fantastic riverside views. The property also benefits from an allocated parking space which has a gated entrance. Being sold with no onward chain, viewing is highly recommended.

EPC - C. Leasehold. Council Tax - D.

GUIDE PRICE £395,000

## THE PROPERTY

Flat 10 is a two bedroom apartment situated within the city of Truro, enjoying superb views over the River. The property is within a short distance of the city centre and the amenities on offer, as well as Boscawen park and the village of Malpas. Well presented, in all, the accommodation includes, entrance hall, two bedrooms, shower room and a large open plan kitchen/dining/sitting room. There is a west facing balcony overlooking the river enjoying the sunny aspect in the afternoon and off road, secure parking at ground floor level. The apartment benefits from underfloor heating throughout, as well as double glazed windows. Being sold with no chain, viewing is highly recommended.

## 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 HALL

Door into hallway.

## BEDROOM ONE

9'8" x 9'6" (2.96m x 2.90m)  
Window to front and fitted wardrobes.

## BEDROOM TWO

9'8" x 9'6" (2.97m x 2.90m)  
Window to front with fitted desk on two walls and pull down double bed.



## SHOWER ROOM

9'6" x 4'10" (2.91m x 1.48m)  
Fully tiled shower room with walk in shower cubicle, hand wash basin and w.c. Heated towel rail and extractor fan.

## KITCHEN/DINING/LIVING ROOM

25'4" x 15'4" (7.74m x 4.69m)  
A large open plan room with windows and door to the balcony overlooking the river. Kitchen area comprising a range of base and eye level units with worktops over. Inset sink and drainer with a range of integrated appliances including; oven, grill, microwave, tumble dryer, washing machine and dishwasher. Electric hob. Cupboard housing gas boiler.

## BALCONY

A west facing balcony enjoying the sunny aspect throughout the afternoon and with views over the Truro River.

## PARKING

There is parking on the ground entry level of the apartment block that is secure with gated entrance.

There is a communal roof top terrace offering views across the City and down the river. The apartment benefits from an allocated parking space accessed through a private secure key pad entrance and a communal store room and a private launching slipway.

## SERVICES

Mains water, electric, drainage and gas (underfloor heating). Fibre broadband is also connected to the building.



## N.B

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

## COUNCIL TAX

D.

## TENURE

Leasehold. The owner has a share of the Freehold which incorporates a 999 year lease from 2002. No ground rent payable, service charge of £331.86 per month. For further details regarding the lease, please contact the sole agents.

## DIRECTIONS

From Trafalgar roundabout, follow the signs towards Malpas and continue on this road for approximately 250 metres. The block of apartments is located on the right hand side and No.10 is situated on the third floor.

## 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.