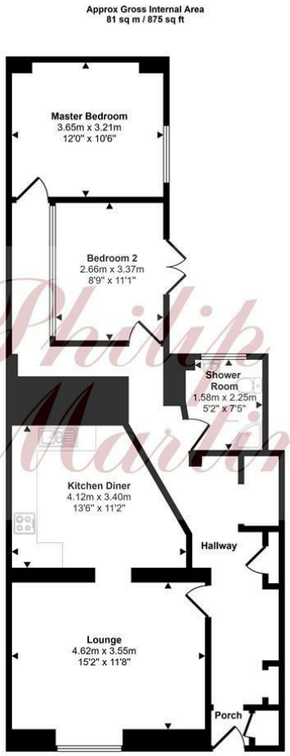
MITCHELL HILL, TRURO









Approx Gross Internal Area
81 sq m / 875 sq ft

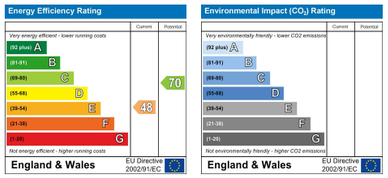
Floorplan

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

- NO CHAIN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- RECENTLY MODERNISED
- CITY CENTRE LOCATION
- LEASEHOLD
- NO GROUND RENT

Energy performance rating



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

FLAT 1, 14 MITCHELL HILL, TRURO, TR1 1EE

A WELL PRESENTED RECENTLY MODERNISED TWO BEDROOM APARTMENT IN CITY CENTRE.

A well-presented and recently modernised two bedroom ground floor apartment in the centre of Truro, offering well-proportioned accommodation comprising entrance hall, sitting room, kitchen/dining room, two bedrooms and family bathroom. Externally the property benefits from two allocated parking spaces, one to the front and one to the rear. Sold with no chain chain and Internal viewing is highly recommended.
EPC-E. Leasehold. Council Tax-C.

£189,950

GENERAL COMMENTS

A well-presented and modernised two bedroom ground floor apartment, conveniently situated in the centre of Truro. The flat offers well-proportioned and versatile accommodation. The property has been modernised throughout and provides comfortable living accommodation comprising an entrance hall, sitting room, kitchen/dining room, two bedrooms and a family bathroom. Externally, the property benefits from two allocated parking spaces, with one situated to the front and a further space to the rear. Sold with no chain, an internal 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.

ENTRANCE HALL

KITCHEN/DINING ROOM

13'6" x 11'1" (4.12m x 3.40m)
A large range of base level units including intergrated appliances. Electric cooker and hob with extractor fan over. Plumbing and space for washing machine. Stainless steel sink and drainer.

SITTING ROOM

15'1" x 11'7" (4.62m x 3.55m)
Window to the front.

BEDROOM ONE

11'11" x 10'6" (3.65m x 3.21m)
Window to the rear.

BEDROOM TWO

8'8" x 11'0" (2.66m x 3.37m)
Window to the rear.

SHOWER ROOM

5'2" x 7'4" (1.58m x 2.25m)
Recently modernised shower cubicle with electric shower. Hand wash basin and low level W.C.

OUTSIDE

Externally there are two off road parking spaces one to the front and a further space to the rear.

SERVICES

Mains water, electricity, drainage and gas.

TENURE

Leasehold. 999 years from 25th March 1974. There is a maintenance charge of £40 per calendar month.
There is no ground rent.

COUNCIL TAX

A.

N.B

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

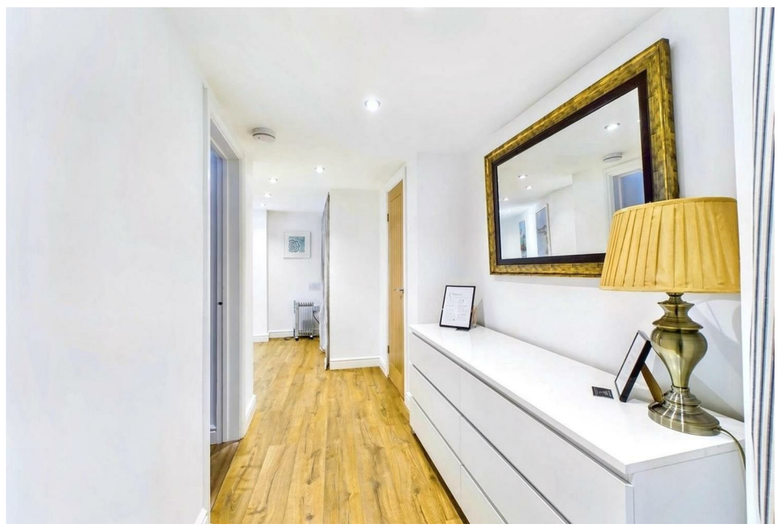
DIRECTIONS

From Old Bridge Street Car Park please proceed along St Clement street in the direction of Trafalgar roundabout. Please take the first left onto Mitchell Hill and the property can be found on your right hand side after a short distance.













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.