

ENYS QUAY, TRURO



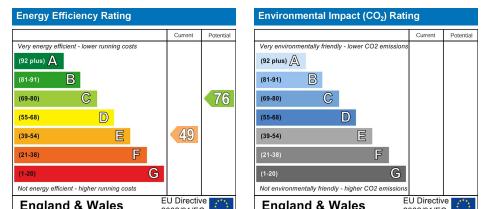
Floorplan

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

- Ground Floor Retirement Apartment
- House Manager
- City Centre Location
- Two Bedrooms
- Kitchen
- Visitors Parking
- Phone Entry System
- 55 Years and Over
- Sitting/Dining Room
- Bathroom

ENERGY PERFORMANCE RATING



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7 ENYS QUAY, TRURO, TR1 2HH  
TWO BEDROOM CITY CENTRE RETIREMENT APARTMENT

A large two-bedroom, ground floor retirement apartment within a short level walk to the city centre's facilities, with double glazing, modern electric heating and a visitors parking area. The apartment is for the benefit of those aged 55 years and over.  
EPC - E. Council Tax - B. Leasehold.

OFFERS INVITED £125,000

## GENERAL COMMENTS

A well-presented ground-floor apartment in a highly convenient central Truro location. The bus station is directly opposite, with shops, cafés, supermarkets, Lemon Quay markets, and other amenities all within a short walk. The train station is easily reached on foot or by bus.

The building offers a secure intercom entry system, Careline emergency support, and an on-site warden who manages weekly cleaning and provides optional daily welfare checks. Regular resident coffee mornings create a supportive, community-focused environment.

At the rear of the building, a wooden bridge leads to Furnis Island, with seating areas and regular wildlife activity. Daubuz Moor, Victoria Gardens and Boscowen Park are also nearby for level walking and outdoor space.

The apartment is ready to move into. It features a bright living room, two bedrooms with good storage, a modern kitchen with ample cupboards and a double eye-level oven, and a bathroom with a walk-in electric shower. Heating is efficient, the property is fully electric with a smart meter, and the windows were replaced in 2016.

Positioned at the end of the corridor, the apartment enjoys reduced foot traffic and greater privacy.

## 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.



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

### ENTRANCE HALL

### LOUNGE/DINING ROOM

13'10" x 12'0" (4.23 x 3.66)

### KITCHEN

7'7" x 8'10" (2.33 x 2.71)

### MASTER BEDROOM

10'8" x 8'8" (3.27 x 2.66)

### BEDROOM 2

8'8" x 7'6" (2.65 x 2.30)

### SHOWER ROOM

6'9" x 6'5" (2.07 x 1.97)

### SERVICES

Mains electric, drainage and water.

### LEASE & SERVICE CHARGES

The property is leasehold with 125 years from 1987.

£217 per calendar month. This includes buildings insurance, window cleaning, gardening and a contribution to management costs which includes the lighting of common parts.

### N.B

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



### 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.

### DIRECTIONS

From Truro city centre proceed in an easterly direction along Boscowen Street taking the right hand fork into Princes Street. Continue along Princes Street until reaching the Square with Wendron Stoves on the left hand side. Take the driveway to the right of Wendron Stoves where the Enys Quay can be found located at the end of the driveway on the right hand side.

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