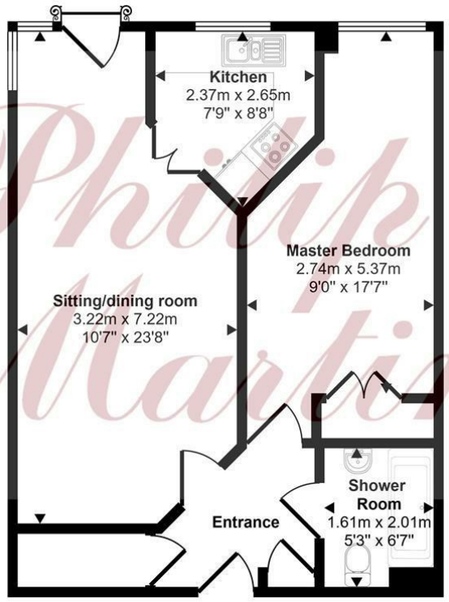
QUAY STREET, TRURO







Approx Gross Internal Area
50 sq m / 541 sq ft



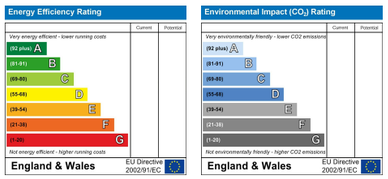
Floorplan

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

- SOLD WITH NO CHAIN
- OVER LOOKING RIVER
- CITY CENTRE LOCATION
- BRAND NEW SHOWER ROOM
- QUIET POSITION
- PARKING AVAILABLE

Energy performance rating



FLAT 29, LOWEN COURT, QUAY STREET, TRURO, TR1 2GA

ONE BEDROOM APARTMENT SOLD WITH NO CHAIN

A well-presented one bedroom retirement apartment situated within the popular Lowen Court development. Conveniently located close to local amenities and transport links, the accommodation comprises an entrance hall, shower room (newly installed), double bedroom, sitting/dining room and fitted kitchen. An ideal low-maintenance home for those looking to downsize and enjoy independent retirement living in a quiet location.
Viewing is highly recommended.

EPC-TBC. Leasehold. Council Tax-B.

Offers Invited £80,000

Contact us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

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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.

GENERAL COMMENTS

Situated within the popular Lowen Court retirement development, this well-presented one bedroom apartment offers comfortable and low-maintenance accommodation. Conveniently located close to local amenities and transport links, it provides an excellent opportunity for those seeking independent retirement living within a friendly community.
The accommodation comprises an entrance hall, shower room, double bedroom, sitting/dining room and fitted kitchen. Offering well-proportioned accommodation throughout, the apartment is ideal for those looking to downsize while enjoying the benefits of a purpose-built retirement development in a quiet location. Viewing is highly recommended.

EPC-TBC. Leasehold. Council Tax-B.

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

SITTING/DINING ROOM

10'6" x 23'8" (3.22 x 7.22)
Juliet balcony over river. Radiator.

KITCHEN

7'9" x 8'8" (2.37m x 2.65m)
A range of base and eye level units. Electric hob with extractor fan over. Wall mounted electric oven. Stainless steel sink and drainer. Window to rear.

MASTER BEDROOM

8'11" x 17'7" (2.74m x 5.37m)
Built in storage. Window to rear. Radiator.

SHOWER ROOM

5'3" x 6'7" (1.61m x 2.01m)
Recently modernised with a brand new walk in shower. Low level W.C. and hand wash basin with storage below. Heated towel rail.

SERVICES

Mains electric, water and drainage.

TENURE

Leasehold. 125 Years from 1st November 2000

Annual ground rent - £725.

Service charge - approx £3,850.

COUNCIL TAX

Council Tax- B

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.