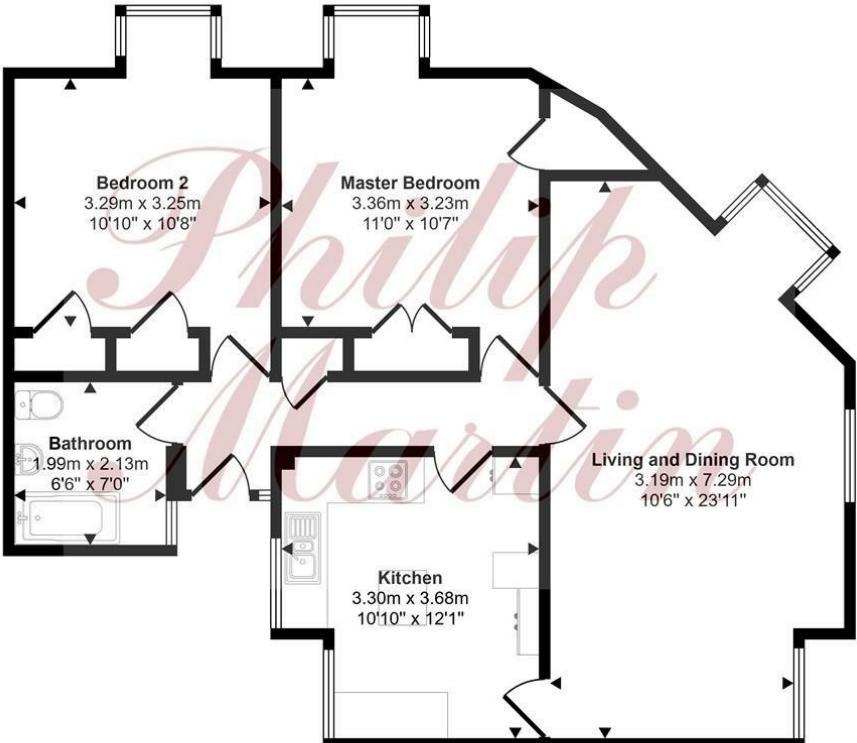


BENSON GARDENS, TRURO



Floorplan

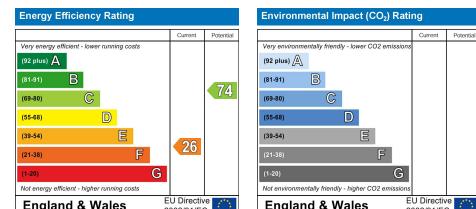
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- TWO BEDROOMS
- KITCHEN
- CITY LOCATION
- CAR PORT
- COMMUNAL GARDENS

- FLAT
- LIVING DINING ROOM
- EASILY ACCESSABLE
- VISITORS PARKING
- COMMUNAL LAUNDRY ROOM AND BIN STORE

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



4 BENSON GARDENS, TRURO, TR1 1DR TWO BEDROOM FLAT WITHIN WALKING DISTANCE TO CITY CENTRE

This two bedroom flat is situated in Truro; close to the City Centre, Train Station and Treliske Hospital. Offering easy access and light and spacious living, in all, the accommodation comprises; entrance hallway, kitchen, living / dining room, two bedrooms and bathroom. There is an allocated car port providing parking, communal gardens, laundry room and bin store.

Tenure - Leasehold - Share of Freehold / Council Tax Band C / EPC F

GUIDE PRICE £195,000

www.philip-martin.co.uk

Roseland 01326 270008

THE PROPERTY

4 Benson Gardens is a two bedroom flat situated within walking distance to the centre of Truro with good transport connections and amenities on offer. Although the property has been well looked after, any prospective buyer may wish to modernise certain aspects of the property. In all, the accommodation comprises; entrance hallway, bathroom, kitchen, living / dining room and two bedrooms and allocated car port providing parking. The property benefits from communal facilities such as communal gardens, laundry room and bin store.

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

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

Front door opens into:-

ENTRANCE HALL

Storage cupboard and doors to:-

BATHROOM

6'6" x 6'11" (1.99 x 2.13)

Obscured glass window. Bath with shower over, wash basin and W.C. Wall mounted storage cupboard. Electric heated towel rail. There are a number of grab rails within the bathroom.



KITCHEN

10'9" x 12'0" (3.30 x 3.68)

Dual aspect window. White base level cupboards with worktops over and sink. Electric oven and hob. Space and plumbing for freestanding washing machine, dishwasher and fridge freezer. Door from hallway and door leading into:-

LIVING / DINING

10'5" x 23'11" (3.19 x 7.29)

Triple aspect windows. Two electric radiators.

MASTER BEDROOM

11'0" x 10'7" (3.36 x 3.23)

Window. Two storage cupboards providing storage. Electric radiator.

BEDROOM TWO

10'9" x 10'7" (3.29 x 3.25)

Window. Two storage cupboards providing storage. Electric radiator.

OUTSIDE

Communal gardens surround the property and are available for all residents to enjoy.

PARKING

The property has a designated car port providing parking.

COMMUNAL FACILITIES

Communal bin store, laundry room and visitors parking bays are available on site.



TENURE

Leasehold - Share of Freehold

We understand that the leaseholders collectively own the freehold.

999 year lease from 1974

SERVICE CHARGE

Annual service charge from January £1,785 per annum (This can be paid annually or monthly).

Ground rent of £20 per annum.

COUNCIL TAX

Cornwall Council Tax Band - C

SERVICES

Mains electricity, drainage and water.

EPC

Current - 26F

Potential - 74C

N.B

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

DIRECTIONS

From our sales office situated in Cathedral Lane, proceed on foot along Old Bridge Street, at the end of the road turn left and walk along St Clements Street. Turn right and walk up Moresk Road and then take the next right along Paul's Terrace. The property is located within the Benson Gardens development and is easily identifiable.