

17 ENYS QUAY
TRURO,
CORNWALL TR1 2HH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS





17 ENYS QUAY

TRURO

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CITY CENTRE RETIREMENT APARTMENT

A large two-bedroom, second floor retirement apartment, with excellent views over the River.

Within a short level walk to the city centre's facilities, with double glazing, night storage heating, panel radiators and a visitors parking area.

The apartment is for the benefit of those aged 55 years and over.

OFFERS INVITED £120,000



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PHILIP MARTIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

This particular apartment is one of the largest designed properties within Enys Quay. It is a two-bedroom, second floor retirement apartment, with excellent views over the River. Within a short level walk to the city centre's facilities, with double glazing, night storage heating, panel radiators and a visitors parking area. The apartment is for the benefit of those aged 55 years and over. Further saleable attributes include a phone entry system, an in-house manager and a 24-hour care answering service.

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.

LEASE

The property is leasehold with 125 years from 1987.

SERVICE CHARGE

£201 per calendar month. This includes buildings insurance, window cleaning, gardening and a contribution to management costs which includes the lighting of common parts.

COUNCIL TAX

Band C. £1,990.28

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

COMMUNAL ENTRANCE DOOR

With security phone entry system into the communal entrance hallway with the manager's office to the ground floor and lift and staircase to all floors. There is also a shared balcony as shown in the pictures.



ENTRANCE HALLWAY

Being T-shaped with night storage heater, care-line and door entry system, recessed cloaks cupboard with fitted shelving, recessed airing cupboard with Gledhill hot water cylinder and fitted immersion with slatted shelving.

SITTING/DINING ROOM

5.38m x 3.96m (17'7" x 12'11")
Double glazed rear aspect window with delightful outlook over the River Allen towards Furniss Island. There is a mock Adam style fire surround with electric fire, night storage heater, television and telephone point, door to:



KITCHEN

2.62m x 2.39m (8'7" x 7'10")

Double glazed side aspect window, fitted base cupboard and drawer units with work surfaces over and matching wall cabinets above, inset single bowl single drainer sink unit with mixer tap and tiled splash backs, space and plumbing for washing machine, slot-in electric cooker with extractor over, shelved larder cupboard, space and plumbing for both fridge and freezer beneath work surface.

BEDROOM ONE

3.58m x 2.92m (11'8" x 9'6")

Double glazed front aspect window, panel heater, built-in wardrobe cupboards with bridging units between, recessed double wardrobe cupboard with hanging rail and shelf.

BEDROOM TWO

2.64m x 2.39m (8'7" x 7'10")

Double glazed front aspect window, panel heater, single wardrobe cupboard.

SHOWER ROOM

2.24m x 1.96m (7'4" x 6'5")

Comprising shower cubicle with Mira Sport shower and fitted seat, wash hand basin, tiled splash backs, low level WC, heated towel rail, storage cupboard, wall mounted mirror, wall heater and extractor.

PARKING

There is a visitors parking area and a footpath around the apartments with views over the River Allen.

N.B

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

COUNCIL TAX

C

DIRECTIONS

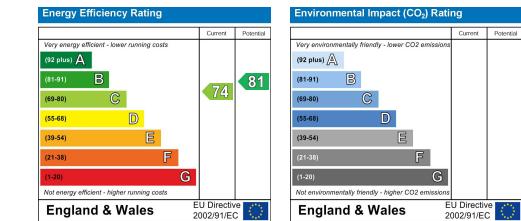
From Truro city centre proceed in an easterly direction along Boscowen Street taking the right hand fork into Princes Street. Continue along Princes Street until reaching the Square with Wendron Stoves on the left hand side. Take the driveway to the right of Wendron Stoves where the Enys Quay can be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

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.



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ENYS QUAY
PRIVATE APARTMENTS



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