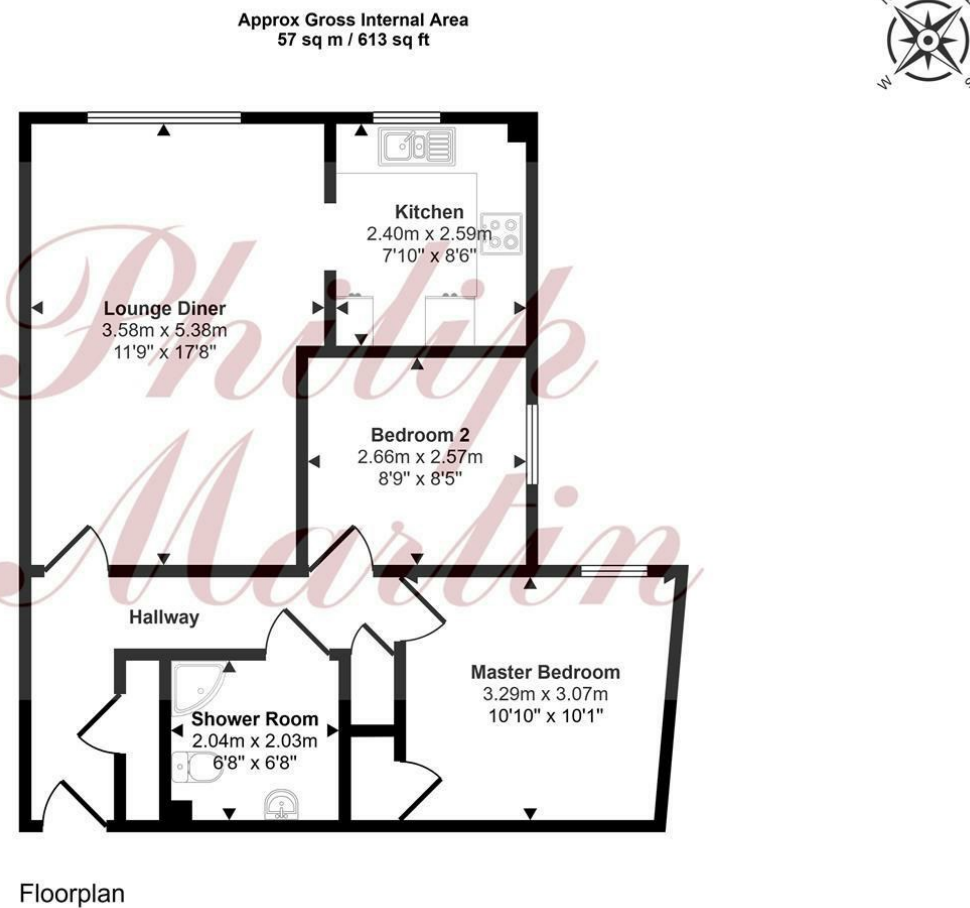


## ENYS QUAY, TRURO

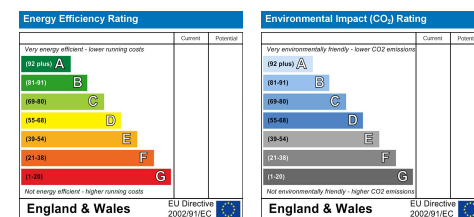


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### KEY FEATURES

- RETIREMENT APARTMENT
- HOUSE MANAGER
- 55 YEARS AND OVER
- VISITORS PARKING
- CITY CENTRE LOCATION
- PHONE ENTRY SYSTEM

### ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

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### 12 ENYS QUAY, TRURO, TR1 2HH

### TWO BEDROOM CITY CENTRE RETIREMENT APARTMENT SOLD WITH NO CHAIN

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

GUIDE PRICE £120,000



## GENERAL COMMENTS

A well-presented 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 Boscawen Park are also nearby for level walking and outdoor space.

The apartment is ready to move into.

## 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 the accommodation comprises (all measurements are approximate):

## ENTRANCE HALL

## LOUNGE/DINING ROOM

11'8" x 17'7" (3.58m x 5.38m)

Window to the rear and opening into the:-



## KITCHEN

7'10" x 8'5" (2.40m x 2.59m)

Window to rear.

## MASTER BEDROOM

10'9" x 10'0" (3.29m x 3.07m)

Window to front, built in storage cupboard.

## BEDROOM TWO

8'8" x 8'5" (2.66m x 2.57m)

Window to the side.

## SHOWER ROOM

6'8" x 6'7" (2.04m x 2.03m)

## SERVICES

Mains electric, drainage and water.

## LEASE & SERVICE CHARGE

The property is leasehold with 125 years from 1987.

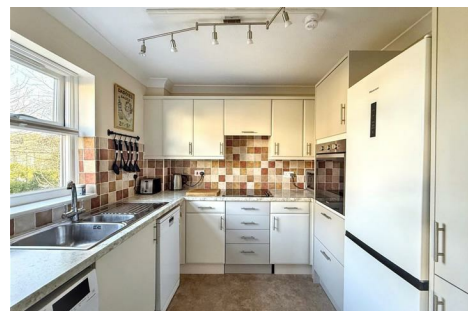
£217 per calendar month. This includes buildings insurance, window cleaning, gardening and a contribution to management costs which includes the lighting of common parts.

## 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 Boscawen 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.

## 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.