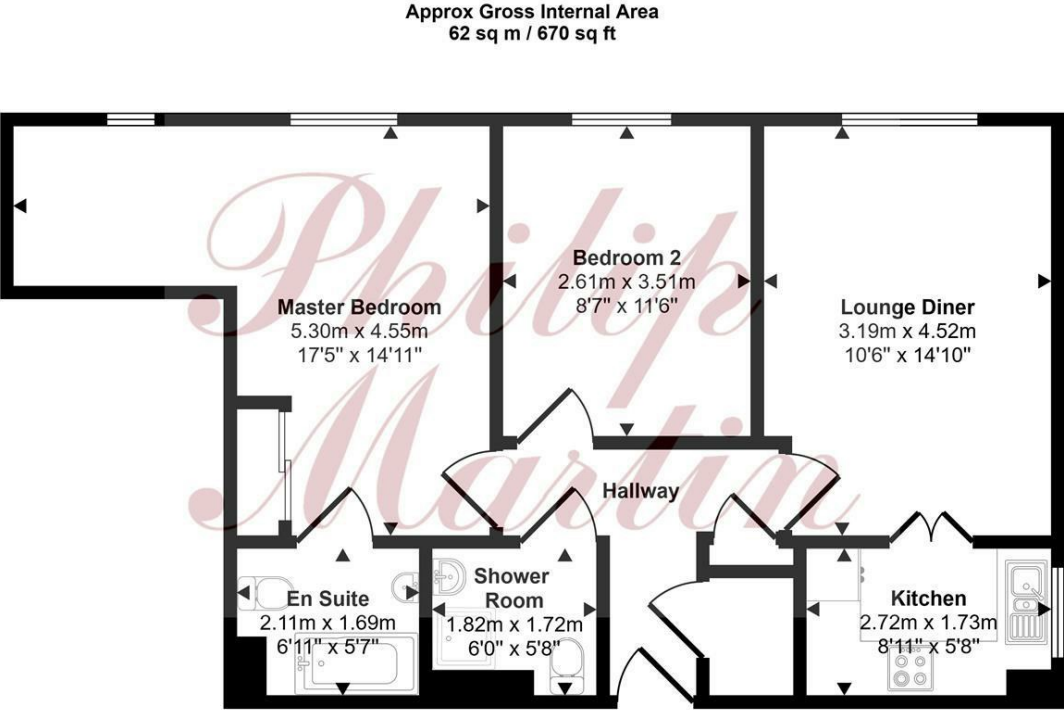


QUAY STREET, TRURO



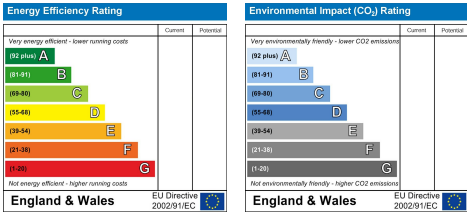
Floorplan

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

- Spacious Apartment
- Two Double Bedrooms
- Sitting/Dining Room
- Kitchen
- Shower Room
- Parking Available
- Quiet Position
- City Centre Location
- Vacant Possession
- No Onward Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



FLAT 42, LOWEN COURT QUAY STREET, TRURO, TR1 2GA
TOP FLOOR RETIREMENT APARTMENT.

Two bedroom apartment situated in a quiet position in the very heart of the city centre within a very short, level walk of all the city's amenities and the bus station. Two double bedrooms (one en-suite), sitting/dining room, kitchen and shower room. Sold with vacant possession and no chain. EPC - D. Council Tax Band - B. Leasehold.

GUIDE PRICE £85,000

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THE PROPERTY

42 Lowen Court is a top floor apartment located in the very centre of Truro city.

In all the accommodation comprises; entrance hall, sitting/dining room, kitchen, two double bedroom (one en-suite) and a shower room. There are communal gardens and a warden patrols the site.

The resident has to be over the age of 60 and in the event of a couple one must be over 60 and the other over 55.

Lowen Court is situated in the very centre of Truro city and offers a short, level walk to all of the amenities and to the bus station.

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

Night storage heater, airing cupboard housing hot water tank and shelving. Further cupboard housing electricity fuses and meter. Doors into:-

SITTING/DINING ROOM

10'5" x 14'9" (3.19m x 4.52m)

Spacious room with window to rear. Night storage heater. Double obscured multi paned glazed doors into:-

KITCHEN

8'11" x 5'8" (2.72m x 1.73m)

Window to side with a range of matching base and eye level units and drawers with worktops over and stainless steel sink and drainer inset. Bosch hob top and extractor hood. Space for under counter fridge and cooker.

MASTER BEDROOM

17'4" 14'11" (5.30m 4.55m)

A light and spacious room with two windows to the rear, radiator and built in double wardrobe.

EN-SUITE

6'11" x 5'6" (2.11m x 1.69)

Tiled to full height with bath and shower over. Vanity



hand wash basin with mirror and light over. Low level W.C. Two glass storage shelves, heated towel rail and extractor fan.

BEDROOM TWO

8'6" x 11'6" (2.61m x 3.51m)

Window to the rear and wall mounted radiator.

SHOWER ROOM

5'11" x 5'7" (1.82m x 1.72m)

Comprising a shower cubicle, low level w.c. and hand wash basin with light and mirror over. Tiled to full height, heated towel rail and extractor fan.

TENURE

125 year lease from 2000.

Ground Rent £330 per annum

Service Charge £2630 per annum (£1315 payable twice annually)

COUNCIL TAX

Council Tax Band - B.

SERVICES

Mains water, electricity and drainage.

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 Everton stove shop where the entrance to Lowen Court can be found directly ahead.



Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."