

2 William Wood House
Corte Spry

Truro,
TR1 2GE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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Corte Spry
Truro
TR1 2GE

SPACIOUS FOUR BEDROOM DUPLEX APARTMENT
SOLD WITH NO CHAIN

Forming part of a converted Grade II Listed Georgian building close to the city centre; within a gated community and walking distance to a wide range of amenities.

In an excellent decorative order throughout, the accommodation comprises; open plan living/kitchen/dining room, study, cloakroom, four bedroom with master en-suite and a family bathroom. The property also benefits from gas central heating and undercover parking for two vehicles.

Sold with no onward chain.

EPC - D. Freehold. Council Tax - E.



Offers In Excess Of
£425,000

Philip Martin

Philip Martin
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THE PROPERTY

A date stone suggests the original building was built in 1908 and converted by Linden Homes in 2013. Built in the Georgian period, this building affords the apartments high ceilings and beautiful, tall sliding sash windows which allow plenty of natural light to flood in. The grounds are communal and there is secure gated entry as well as telephone intercoms to all apartments.

2 William Wood House is a delightful apartment occupying part of the ground and lower ground floor of the building. In excellent decorative order throughout with quality fitted bathrooms and kitchen with integrated appliances as well as secure parking for two vehicles. The accommodation briefly comprises; to the ground floor, entrance hall, open plan living/kitchen/dining room, study, cloakroom, master bedroom with en-suite and a further bedroom, whilst to the lower ground floor are two further bedrooms and a family bathroom. Sold with no chain, viewing is strongly advised to appreciate the size and quality of this delightful apartment.

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):

GROUND FLOOR

ENTRANCE HALL

With wooden flooring and doors to all rooms. Telephone entry system and telephone point. Full height cupboard housing electric meters and stairs to lower ground floor. Radiator and spotlights. Door to:-



OPEN PLAN KITCHEN/DINING/SITTING ROOM

9.12m x 4.53m (29'11" x 14'10")

A beautiful, spacious triple aspect open plan living area with high ceilings and tall sliding sash windows. Cupboard housing hot water cylinder. Three radiators. Kitchen comprising a range of base and eye level units with drawers, worktop over and one and a half bowl stainless steel sink and drainer inset. Cupboard housing gas central heating boiler and built-in appliances including; dishwasher, washing machine, fridge and freezer, electric oven and induction hob with extractor over.

STUDY

2.60m x 1.67m (8'6" x 5'5")

Useful space to create a home office. Radiator.

BEDROOM

4.66m x 3.76m (15'3" x 12'4")

With two tall sliding sash windows with blinds to the side and double fitted wardrobes. Two radiators. Door to:-





EN-SUITE
2.84m x 2.14m (9'3" x 7'0")
With tall obscured sliding sash window to the side with blind. Tiled floor and comprising double shower cubicle with Mira shower, pedestal wash hand basin and low level w.c. Radiator and extractor.

BEDROOM
3.01m x 2.04m (9'10" x 6'8")
With tall sliding sash window to side with blind and wooden floors. Radiator.

W.C.
Comprising low level w.c. and pedestal wash hand basin with tiled splashbacks. Radiator and extractor fan.

LOWER GROUND FLOOR

HALLWAY
With under stairs cupboard and radiator.

BEDROOM
5.38m x 2.58m (17'7" x 8'5")
With arch sliding sash window to side and double fitted wardrobe. Two radiators.

BEDROOM
2.99m x 2.58m (9'9" x 8'5")
With sliding sash window to front and fitted wardrobe. Radiator.

BATHROOM
2.24m x 1.73m (7'4" x 5'8")
Comprising panelled bath with Mira shower over and screen, low level w.c, and pedestal wash hand basin. Wall mounted vanity unit cupboard, radiator and extractor.

OUTSIDE
The property benefits from its own, private patio area providing space for dining or for potted plants. Residents also have use of the communal lawn areas.

SERVICES
Mains water, electricity, drainage and gas.

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

COUNCIL TAX
E.

TENURE
Leasehold with a share of the Freehold.

199 year lease from 2013. Service charge is £240 per calendar month.

DIRECTIONS
Proceeding out of Truro on Lemon Street towards Falmouth Road, take the right hand turning immediately before the Thomas Daniell public house into Infirmary Hill. William Wood House can be found half way down the hill with entrance gates on the left 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.

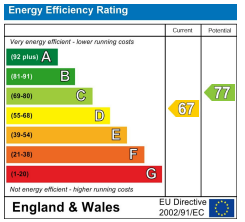
Approx Gross Internal Area
150 sq m / 1613 sq ft

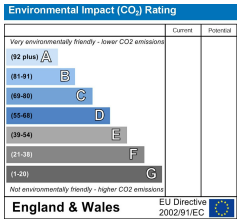


Lower Ground Floor
Approx 40 sq m / 431 sq ft

Ground Floor
Approx 110 sq m / 1181 sq ft

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.





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