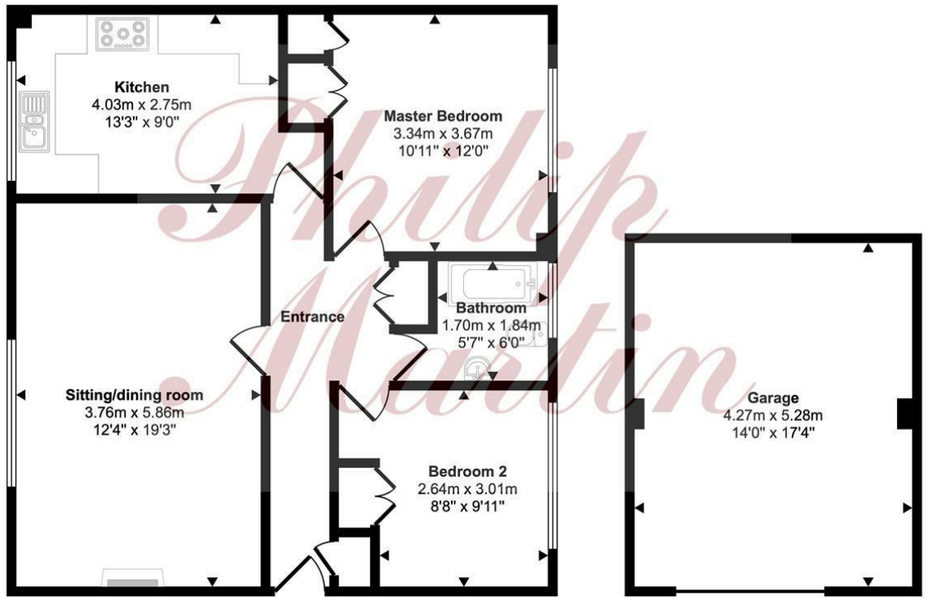
# ELM COURT GARDENS, TRURO







Approx Gross Internal Area
95 sq m / 1022 sq ft




Floorplan
**Approx 72 sq m / 779 sq ft**

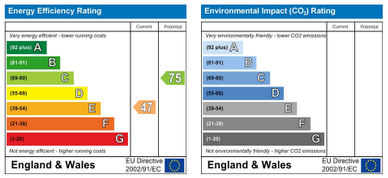
Garage
**Approx 23 sq m / 243 sq ft**

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.

## Key Features

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- COMMUNAL GARDEN AREAS
- SOLD WITH NO CHAIN
- GARAGE
- VIEWS OVER TRURO

## Energy performance rating







## Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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## 11 ELM COURT GARDENS, TRURO, TR1 1DS

### TWO BEDROOM APARTMENT SOLD WITH NO CHAIN

A spacious and well presented two bedroom first floor flat within the popular Elm Court development, a short walk from Truro city centre, comprising; sitting/dining room, kitchen, two double bedrooms and a family bathroom, together with allocated parking, garage with power connected and convenient access to the city centre and local amenities.

EPC-E. LEASEHOLD. COUNCIL TAX-C

## Guide Price £170,000

## General Comments

A well presented two bedroom first floor flat situated within the popular Elm Court development on the outskirts of Truro. Offering light and spacious accommodation throughout, the property comprises; sitting/dining room, kitchen, two double bedrooms and a family bathroom. Ideally suited to first time buyers, investors or those looking to downsize. The flat also enjoys communal gardens, allocated parking, garage with power connected and convenient access to Truro city centre, local amenities and transport links. An excellent opportunity to acquire a low maintenance home in a convenient residential location.

## 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.

## Entrance Hall

## Kitchen

13'2" x 9'0" (4.03m x 2.75m)
A range of base and eye level units. 'Rangemaster' cooker with extractor fan over, stainless steel sink and drainaway. Space and plumbing for dishwasher. Tiled splashbacks and window to the rear.

## Sitting/Dining Room

12'4" x 19'2" (3.76m x 5.86m)
Wooden mantle over fireplace. Window to the rear with views right over the city centre. Night storage heaters.

## Bedroom One

10'11" x 12'0" (3.34m x 3.67m)
Built in wardrobe. Window to the front. Night storage heater.

## Bedroom Two

8'7" x 9'10" (2.64m x 3.01m)
Built in Wardrobe. Window to the front. Night storage heater.

## Bathroom

5'6" x 6'0" (1.70m x 1.84m)
Bath with shower over, pedestal hand wash basin. W.C and heated towel rail. Window to the front. Tiled to half height. Heater.

## Garage

14'0" x 17'3" (4.27m x 5.28m)
Metal up and over door. Power connected.

## Outside

Off road parking allocated to the property as well as communal gardens which are maintained within the service charge.

## Services

Mains electric, water and drainage.

## Tenure

Leasehold. The property has a 999 year lease from 1975 with a current service charge of £150.00 pcm with no ground rent. Buildings insurance included - this being reviewed annually on 1st April.













## N.B

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

## 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.

## Directions

From the centre of Truro continue onto Tregolls Road following signs for the A390. Stay on Tregolls Road for approximately 0.8 miles until you reach the Trafalgar Roundabout, then take the third exit onto Moresk Road. Continue uphill on Moresk Road before turning right into Pauls Terrace, then take the next left into Elm Court. Follow the road around to the right and the Elm Court development will be located at the end on the left-hand side.