

Malpas Road, Truro, Cornwall, TR1 1PT

Asking Price: £425,000

STRATTON CREBER



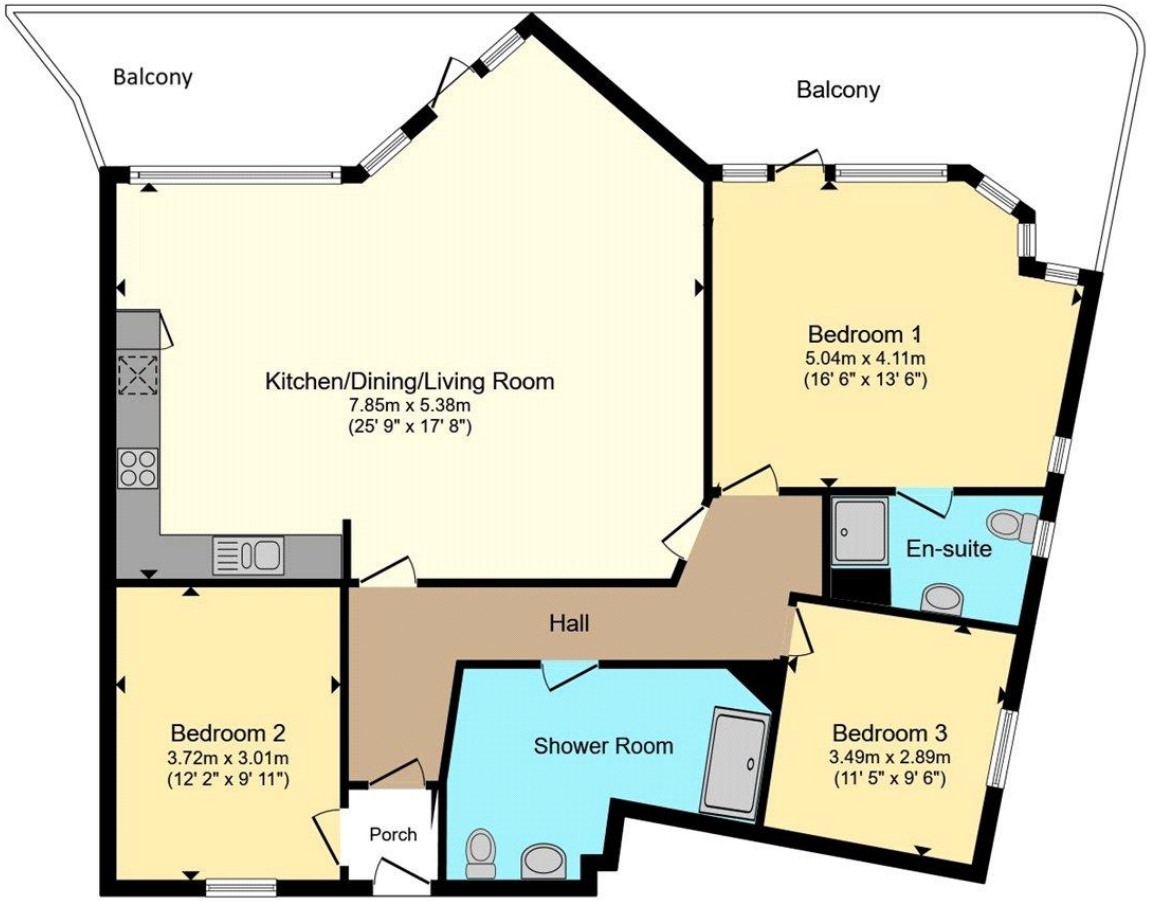




Available for immediate occupation – no onward chain. A superb purpose built architect designed lift served, waterside apartment with spacious 3 bedroomed accommodation with the benefit of two west facing balconies, looking both up and down the Malpas river below. With secure undercover gated parking with allocated space as well as huge communal roof terrace with sensational views. Well presented, perfect for low maintenance living with both city centre and waterside on your doorstep.

Arguably one of the very best apartments within this well regarded development close to the city centre with the full range of Truro's amenities, located just a short level walk away and also the aesthetic beauty of Truro's waterside literally on your doorstep. From the secure underground parking area with allocated space for one vehicle, both lift and stairs give access to the second floor level where a private door opens into the entrance vestibule and in turn into a welcoming L-shaped reception hall. To the left is the second bedroom, a good sized double, currently used as a study and at the other end of the L-shaped hallway is a further double bedroom adjacent to the main shower room.

On the waterside of the property are the two most important rooms which really stand this apartment apart from most others within the development. The main open-plan living space is vast and particularly impressive, a fantastic living/entertaining space with plenty of room for easy chairs and sofas, an eight seater dining table. In the left hand corner a well fitted kitchen with electric oven and grill, gas hob. The centrepiece of the room are full height glazed windows and doors overlooking and opening out onto the covered waterside balcony from which there are fantastic views up, down and across the Truro river and perfectly positioned for the afternoon sun. Adjacent is a fantastic large principal bedroom with en-suite shower room and a fantastic long private waterside balcony with views across the river and also a magnificent view of Truro's three spired cathedral. All in all, one of Truro's best waterside apartments with particularly spacious three bedroomed accommodation with the benefit of two waterside balconies and majestic views up and down the Truro river.



Total floor area 116.2 m² (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Leasehold**

Service Charge: **£4,548**

Years Left on Lease: **974**

Ground Rent: **£150**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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