

Benson House, Moresk Road, Truro, TR1 1DE

Asking Price: £159,950

STRATTON CREBER







Attractive Grade II Listed Apartment with Cathedral Views and Parking.

Situated within an elegant Grade II listed period building in the highly sought-after Moresk Road area. This spacious and well-presented two-bedroom first-floor apartment enjoys stunning views of the iconic Cathedral, and is offered to the market with no onward chain.

Perfectly positioned just moments from Truro city centre, the property offers an excellent opportunity for first-time buyers, professionals seeking convenient city living, or investors looking for a desirable rental property.

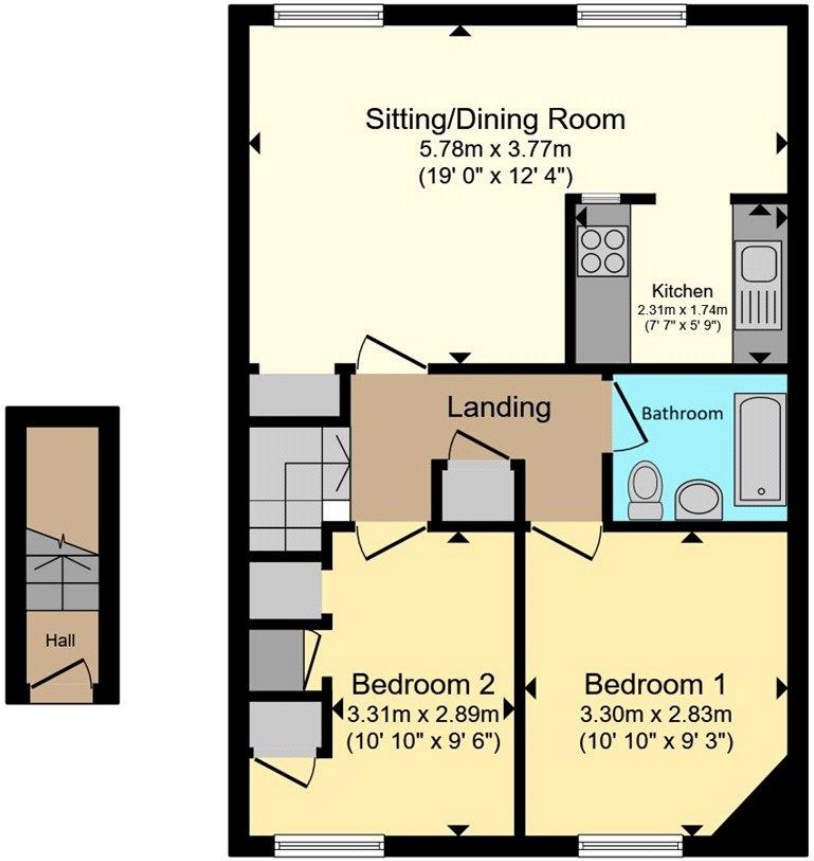
The accommodation comprises a private ground-floor entrance hall with stairs rising to the first-floor living space. At the heart of the home is a generous lounge/dining room, providing ample space for both relaxation and entertaining while enjoying far-reaching views towards Truro Cathedral. The kitchen offers a range of storage units and practical preparation space. There are two bedrooms, including a comfortable double bedroom and a versatile single bedroom, together with a family bathroom.

A particular feature of the property is the accessible loft space, which benefits from an existing dormer window and offers excellent storage potential. Subject to the necessary consents and permissions, the space may present an exciting opportunity for further conversion and enhancement. Additional benefits include electric heating, an allocated parking space, and visitor parking available via permit.

Residents also enjoy access to attractive communal lawned gardens positioned to the front of the building.

Moresk Road was historically one of Truro's most prestigious approaches into the city, lined with substantial villas and country houses built for wealthy merchants, mine owners and professionals during the city's growth and prosperity throughout the 18th and 19th centuries. Benson House is one of the surviving examples of this important period of expansion and continues to reflect the character and heritage of the area today.

Combining period charm, city-centre convenience, allocated parking and spectacular Cathedral views, this appealing apartment offers a wonderful lifestyle opportunity in one of Truro's most sought-after locations.
viewing is highly



Ground Floor **First Floor**

Total floor area 53.7 m² (578 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: **C**

Tenure: **Leasehold**

Service Charge: **£1860**

Years Left on Lease: **0**

Ground Rent: **£20**

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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