



Quay Street, Truro

Guide Price £95,000

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Quay Street, Truro

**** CATHEDRAL VIEWS **** TRURO CITY CENTRE **** Found within the very Heart of Truro City is this one double bedroom retirement apartment for the over 60's. This 2nd floor apartment benefits from superb views of Truro Cathedral from both the living room and kitchen. A welcoming communal entrance hallway leads to the lift which provides access to all the floors. The main entrance door to the apartment opens into the hall with doors leading to the good size living room/dining room, kitchen, bedroom and bathroom. Within the communal areas there is a generous size residents lounge which incorporates a kitchen area so all residents can enjoy a cuppa together along with different activities. There is also a communal laundry and refuse area plus a guest suite. To the outside there is a residents parking area.





DESCRIPTION

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LOCATION

Lowen Court is situated off Quay Street in the heart of Truro and a stones throw from the cities amenities.

HALLWAY

The entrance door opens into the hallway with doors opening to the following:





LIVING ROOM

4.29m x 3.51m (14'1" x 11'6")

KITCHEN

2.21m x 1.7m (7'3" x 5'7")

BEDROOM

5.51m x 2.62m (18'1" x 8'7")

BATHROOM

2.08m x 1.68m (6'10" x 5'6")

INFORMATION

There is a house manager on site 5-days a week (Monday to Friday) from 09:00hrs to 17:00hrs, outside of these hours there is an emergency answering service. Within the apartment there are emergency pull cords. Additional facilities within the building include residents lounge having a small kitchen area for residents coffee mornings and social events. There is also a refuse room and laundry room. There is a guest suite available costing of £20 per night for a double room and £15 per night for a single room.

LEASEHOLD DETAILS

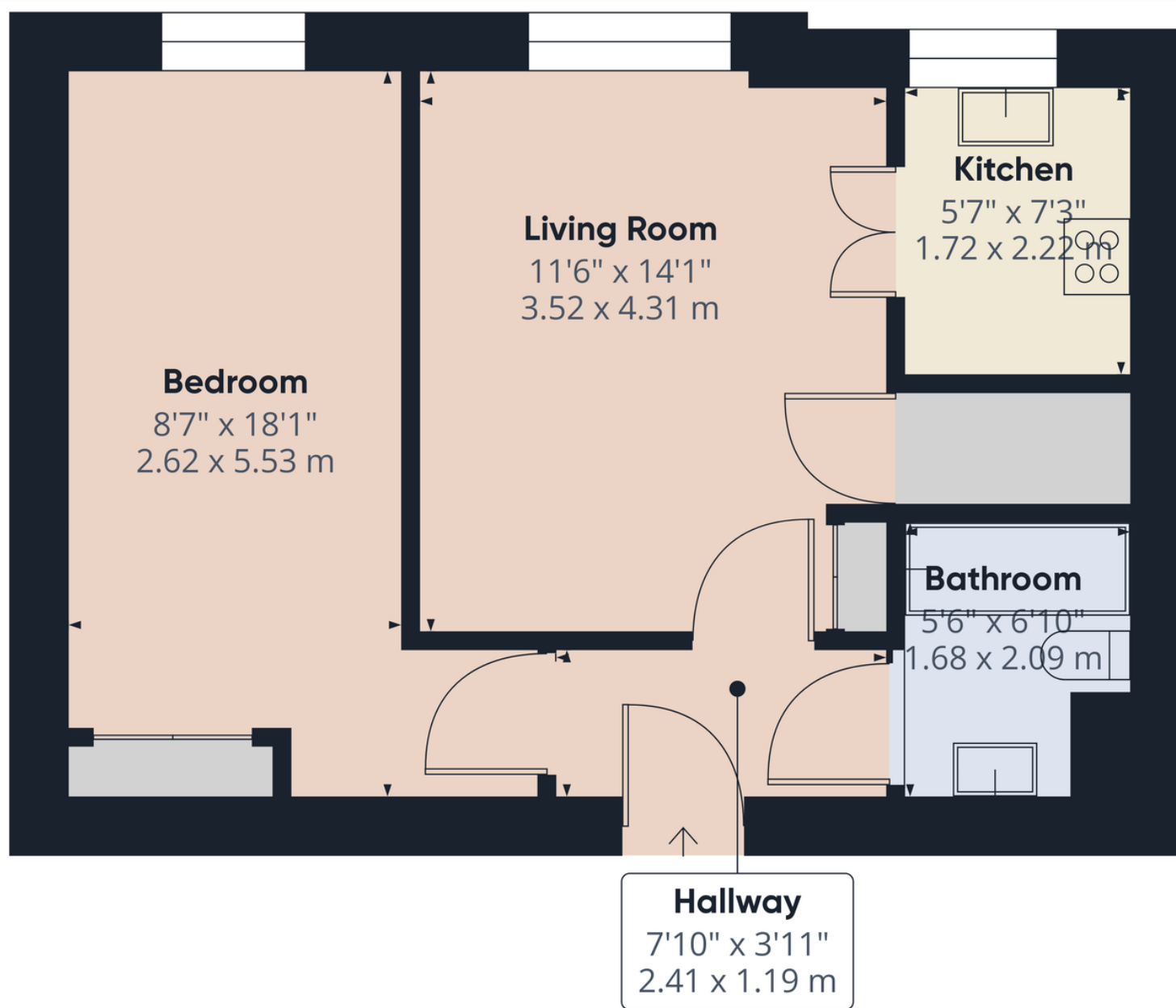
Lease Commenced in 2000 for 125 years.
Service and Maintenance Charges £3796.03 per year
Ground Rent £464 per year
Services - Mains water, electricity and drainage.

DIRECTIONS

Lowen Court is situated at the heart of Truro just off Lemon Quay on Quay Street. From the Piazza turn left at the bus station across Quay Street at the zebra crossing and the development is immediately in front of you just past the Aga shop.







Approximate total area⁽¹⁾

452.62 ft²

42.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements