

Devington Hall, Agar Road, Truro, Cornwall, TR1 1GP

£225,000



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Found within Truro City is this ground floor two bedroom apartment forming part of this exclusive development within Devington Hall.











Description

The accommodation on offer comprises of a welcoming entrance hallway which leads to the following: The spacious open plan living / dining room is light and airy benefitting from having its own private balcony with views towards Truro City and the countryside beyond. The kitchen is fitted with a range of wood wall and base units with a built in oven. electric hob and extractor fan over, having space for the washing machine and tumble dryer. The Master bedroom is of a good size with double glazed window to the front elevation with a door opening into the en-suite shower room. Bedroom two is also of a good size with double glazed window to the front elevation. The family bathroom is fitted with a white suite comprising of a panel bath, pedestal wash hand basin with low level W.C. To the outside there is a designated parking space. Warmed by Gas Central Heating with Double Glazing.

Location

Devington Hall offers secure, contemporary city living together with lifestyle facilities which include a gymnasium. Devington Hall is a short distance from Truro city centre which has a range of shops, bars and restaurants, it also has a mainline railway station connecting to London Paddington

Entrance Hall









Open Plan Living/Dining Room 6.48m x 5.79m (21'3" x 19'0")

Balcony

Kitchen 2.21m x 2.06m (7'3" x 6'9") Bedroom 3.43m x 2.82m (11'3" x 9'3")

Ensuite Shower Room 1.93m x 1.17m (6'4" x 3'10")

Bedroom 2.74m x 2.49m (9'0" x 8'2") Currently being used as a home office. Bathroom 1.7m x 1.63m (5'7" x 5'4")

Outside

There is a designated parking space for the apartment.

Agents Information

Tenure: Leasehold 999 Years Commenced 1998 Ground Rent: £65 every 6 months Maintenance Charge: £270 per month Council Tax Band: D EPC: B The property has a designated parking space along with a visitors parking permit which can be used for 24 hours.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller Measurements are a guide only. The



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