



Apartment 6



City centre location.

A spacious contemporary penthouse apartment in a central location within the Cathedral City of Truro.

- No Onward Chain
- Unique Spacious Penthouse
- Many Original Features
- City Centre Location
- Entrance Hallway
- Open Plan Kitchen/Dining/Living
- Two Bedrooms
- Two Bathrooms
- Ideal Lock Up And Leave
- Successful Holiday Let

Guide Price £395,000

SITUATION

Rich in history and architectural heritage, Truro has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral standing at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county.

This attractive building sits amidst some of the best streetscapes in the city just a few minutes leafy walk running alongside the River Kenwyn into the bustling centre. This stroll provides access to numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station, only a short walk from St Georges Road links directly with London Paddington whilst a number of daily scheduled domestic and international flights depart from Newquay Airport.

DESCRIPTION

Rose Court sits between a row of early 19th century Cornish Regency style terraced houses and the Waterfall Gardens on St Georges Road with the stone railway viaduct a prominent backdrop. Directly to the rear are Victoria Gardens created to commemorate Queen Victoria's Diamond Jubilee.

Steeped in history, this attractive Grade II listed Chapel has been cleverly converted to provide elegant 21st century accommodation yet retaining much of its original charm. The building has undergone extensive refurbishment inside and out. The exterior retains its historic façade with a comprehensively redesigned interior.

This beautifully renovated building comprises nine apartments offering stylish, spacious living, all highly specified throughout. The apartments boast reclaimed or natural eco-friendly materials, LED lighting and low energy appliances providing green living and the floors and walls between apartments are all acoustically insulated.

Each apartment benefits from a communal satellite and TV reception system with aerial points in living rooms and master bedrooms as well as optional superfast broadband.

Purchasers will be entitled to apply to Cornwall Council for up to two local residents' on street parking permits.

This magnificent, unique, spacious apartment is available with no onward chain and currently run as a very successful holiday let.

Apartment 6 is arranged over three levels and accessed via a private entrance over granite steps into a welcoming entrance hallway. The entrance vestibule boasts a quartet of original coloured stained glass windows and cloakroom with WC and vanity wash basin.

Stairs lead to the galleried landing on the first floor where further decorative stained glass windows offer light from the front and side of the building.

Doors lead into the impressive open plan vaulted sitting/dining/kitchen with floor to ceiling stained glass windows. The kitchen has a comprehensive range of high gloss cabinets incorporating square edge work surfaces, large breakfast bar and integral appliances.

Stairs lead from the sitting room to the mezzanine, site of the original church organ gallery, now a spectacular double bedroom and luxurious en-suite bathroom. A further double bedroom with en-suite shower room is accessed from the sitting room.

TENURE

The apartment is held under a leasehold arrangement with the remainder of a 999 year lease beginning in January 2018 with the owner having have a share of the freehold.

The annual service charge is approximately £1,300 to include buildings insurance, maintenance of the communal areas and window cleaning.

A 10 year Premier Guarantee warranty commenced in August 2018.

VIEWINGS

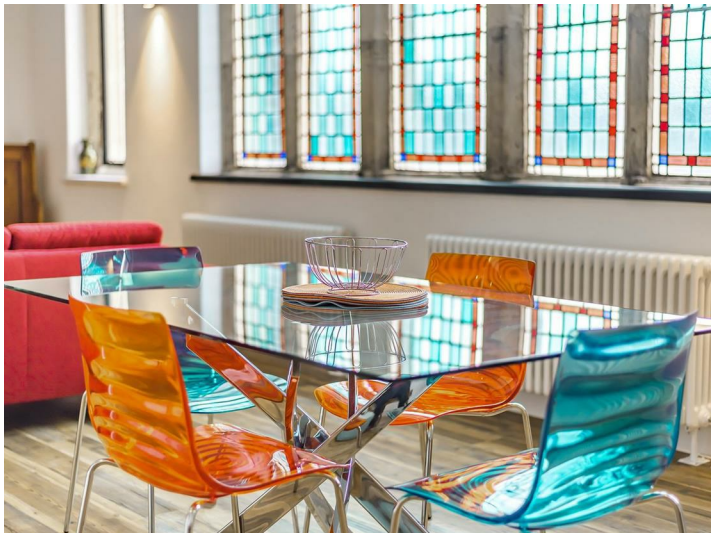
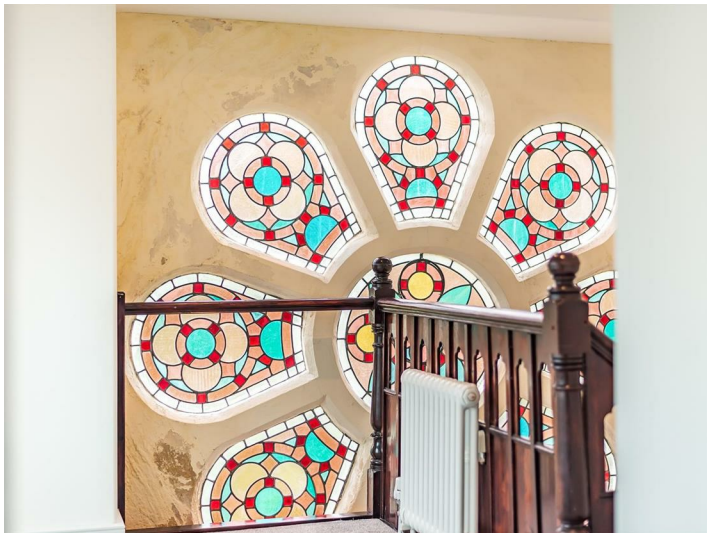
Strictly by prior appointment with Stags' Truro office on 01872 264488.

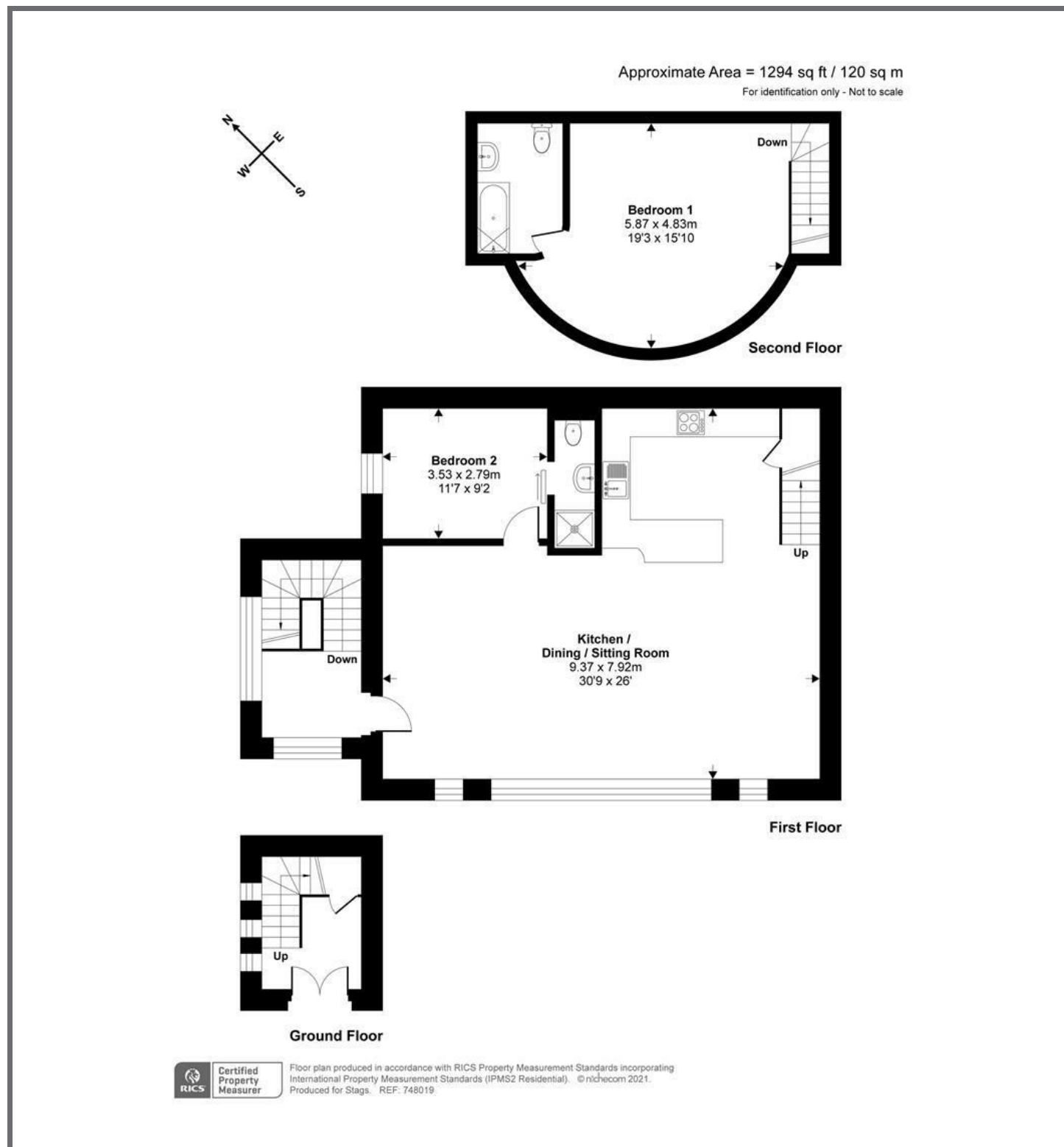
SERVICES

All mains connected. Gas fired under floor heating.

DIRECTIONS

Enter St Georges Road and the property will be evident on the right hand side after approximately 50 metres.





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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