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Woodview



Truro city centre 1 mile; Perranporth 11 miles; Falmouth 11 miles; Newquay 15 miles

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## A luxury penthouse apartment located in the convenient area of Highertown with a double garage and off-street parking

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- Luxury penthouse apartment
- Over 2,400 square footage
- Double garage & parking
- High eco credentials
- Four electric rain censored Velux windows
- Balcony with countryside views
- Communal garden
- Nearby schools, shops and pubs
- Leasehold - 999 years
- Council tax band E

Guide Price £525,000



### SITUATION

This penthouse apartment is ideally located near various amenities with a bus stop right outside the property and just a short walk away from two supermarkets. Additionally, the train station, golf club, hospital, schools, college, and town centre are all within walking distance.

The ancient port and market town of Truro is situated in a valley at the head of a beautiful river bearing its name and is dominated by the splendid three spired cathedral which stands at its heart. Forming the retail, administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities. Public transport links are excellent with a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport.

### DESCRIPTION

Woodview is a remarkable and distinguished penthouse apartment located in the sought-after area of Highertown, Truro. Exemplifying luxury living, this penthouse apartment spans over 2,400 sq. ft. of accommodation and has been meticulously designed with impeccable attention to detail. The impressive vaulted ceilings and lantern window create an atmosphere of grandeur and elegance. Double garage and parking. Communal garden. Leasehold. 999 year lease.

### ACCOMODATION

Enter through the welcoming hallway, filled with natural light from the stunning feature illuminated lantern window. The open-plan living and kitchen/dining area is flooded with light and provides access to the balcony, perfect for enjoying meals and relaxing outside.

The kitchen/dining area is a true culinary masterpiece, featuring top-of-the-line Nolte cabinets, high-end AEG integral appliances, contemporary worktops, pop-up sockets, glass splashbacks, and stylish feature lighting. With extensive storage, a central island/breakfast bar, and a built-in seating area, this kitchen is ideal for both cooking and

entertaining.

The apartment offers three spacious double bedrooms, each providing ample space. The master bedroom suite includes a large fitted wardrobe, private balcony access, and a fabulous en-suite bathroom with a separate walk-in shower, heated towel rail, low-level WC, and wall-hung double basin unit.

The second bedroom features a rain-sensitive electric Velux window, abundant storage with a large fitted wardrobe, and access to the boarded loft space. It also boasts its own en-suite with a bath, separate walk-in shower, heated towel rail, washbasin, and low-level WC.

A further family shower room services the third bedroom, complete with a large walk-in shower, low-level WC, and wall-hung basin. The apartment also offers a concealed utility room with wall and floor cabinets, as well as spaces for appliances.

### OUTSIDE

Externally, Woodview sits on an expansive plot, accessed via a paved driveway that encircles the apartments. The property also includes a double garage with water tap, power, and two lockable stores at the rear. Additionally, there is parking available for two vehicles at the front. The communal front and rear garden areas are low maintenance, featuring artificial grass, planted pots, and a washing line and bin store area.

### TENURE

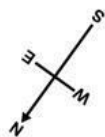
Leasehold - 999 Years & Joint ownership of freehold (No ground rent, service charge £30.00 per month)

### SERVICES

Mains electric, water and drainage. Air source heat pump.

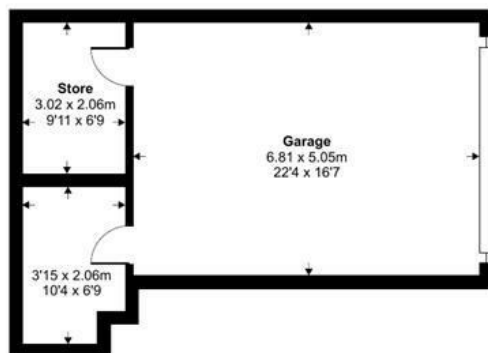




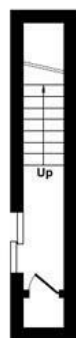


Approximate Area = 1723 sq ft / 160 sq m  
 Limited Use Area(s) = 184 sq ft / 17 sq m  
 Garage = 523 sq ft / 48.5 sq m  
 Total = 2430 sq ft / 225.5 sq m

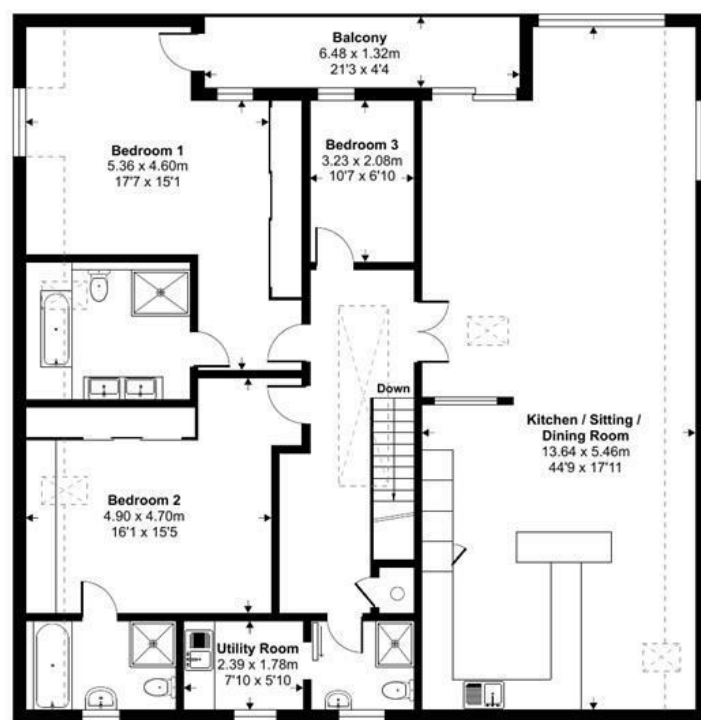
For identification only - Not to scale



Denotes restricted head height



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1005163

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(35-40) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01872 264488

truro@stags.co.uk

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