



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Apartment - Basement

Asking Price

£150,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Quay Street

Truro | Cornwall | TR1 2GA



A spacious VERY ACCESSIBLE ground floor apartment designed for the over 60s. Two bedrooms (main en-suite, open plan living/dining room, fitted kitchen. Residents facilities including a lounge and House Manager. City centre location. RARE PRIVATE ACCESSIBLE RAMPED EXTERIOR ACCESS (TO ENTER AND EXIT WITHOUT USING THE COMMUNAL HALLWAYS).



# Quay Street

£150,000 Leasehold



- Two bedrooms (main en-suite)
- Fitted modern kitchen
- Hall with storage space
- Close to city amenities
- Secure door entry system
- PRIVATE ACCESSIBLE EXTERIOR ACCESS DOOR
- Shower room
- Open plan living/dining
- Leasehold - remainder of 125 year lease
- Retirement living



Total floor area 58.4 m<sup>2</sup> (629 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

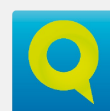
## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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