



CLIVEPEARCE
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£220,000

Located in

Penryn



www.clivepearceproperty.com



St. Gluvias Street

Penryn | Cornwall | TR10 8BJ



A deceptively spacious two double bedroom maisonette style flat with garden and impressive 26' 7" x 13' 1" (8.1m x 4.0m) living / dining room, in historic Penryn and easily walkable to both the waterfront and the town centre with a range of shops, galleries, cafes and bars nearby. Parking is available in nearby council car parks where it is possible to purchase a long term permit. No onward chain.

St. Gluvias Street

£220,000 Leasehold



- Very spacious 2 double bedroom flat
- Fitted kitchen with appliances included
- Penryn centre location
- mains gas central heating
- Council carparks nearby (council permits can be purchased)
- Enclosed garden
- White bathroom suite with shower over bath
- Views of the church
- Furniture available by separate negotiation

Ground Floor
99.8 sq.m. (1075 sq.ft.) approx.



TOTAL FLOOR AREA : 99.8 sq.m. (1075 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02025



Council Tax Band A

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

31 Lemon Street
Truro
Cornwall
TR1 2LS



CLIVEPEARCE
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com