



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£165,000

Located in

Truro



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



# Elm Court

Truro | Cornwall | TR1 1DN



A spacious two double bedroom flat with a GARAGE, PRIVATE PARKING SPACE, utility room and communal gardens, located a short walk from the city centre and close to the Daubuz Moor nature reserve.

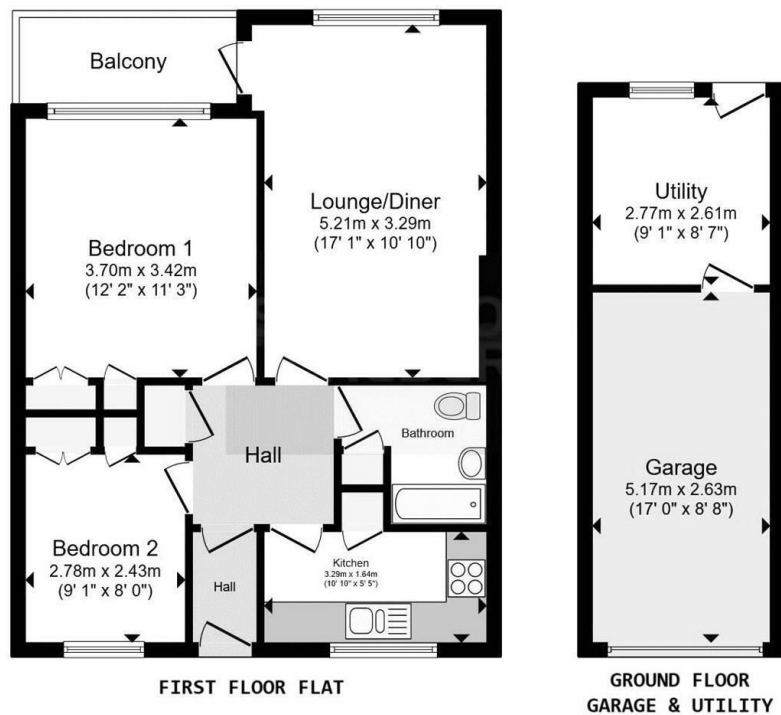


# Elm Court

£165,000 Leasehold



- Two double bedrooms
- Garage
- Communal gardens
- Electric heating
- Great city location
- Private parking space
- Separate utility room
- Balcony
- Mixture of double, single and secondary glazing
- Ideal first buy, investment or downsize



Total floor area 78.6 m<sup>2</sup> (846 sq.ft.) approx

## Council Tax Band C

## 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>		
(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

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