



**CLIVEPEARCE**  
Now you're moving

1 Bedrooms

Flat/Apartment

Asking Price

£145,000

Located in

Truro



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



# Pengelly Way

Truro | Cornwall | TR3 6DP



A well presented one double bedroom first floor flat in a fantastic village centre location close to shops, doctors, village hall and bus stop. Shared communal garden and share of the freehold. Balance of 999 year lease (purpose built in 2017). Mains gas central heating and UPVC double glazing. IDEAL INVESTMENT OR FIRST BUY.

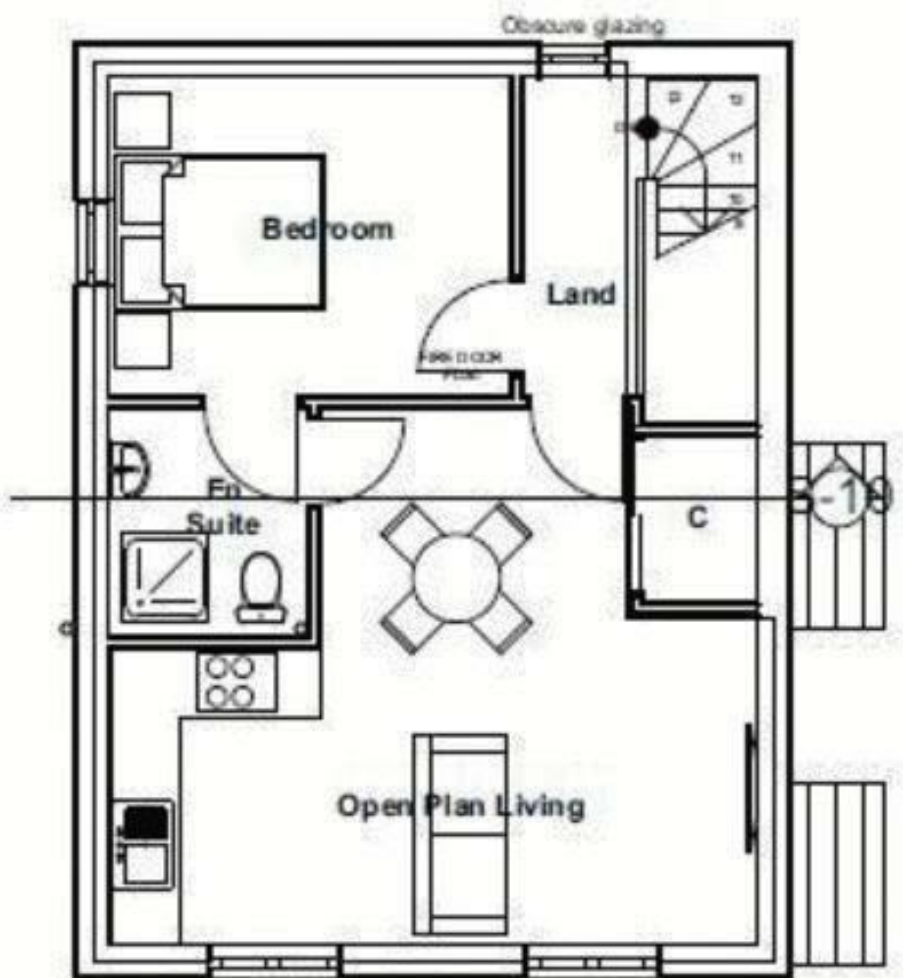
# Pengelly Way

£145,000 Leasehold



- One double bedroom flat
- Balance of 999 year lease
- Shared garden
- NO ONWARD CHAIN
- Mains gas central heating
- Purpose built in 2017
- Share of the freehold
- Excellent village centre location
- UPVC double glazing
- Energy efficient EPC B





## 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) <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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