



**CLIVE PEARCE**  
Now you're moving

1 Bedrooms

Flat/Apartment

Asking Price

£160,000

Located in

Truro



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



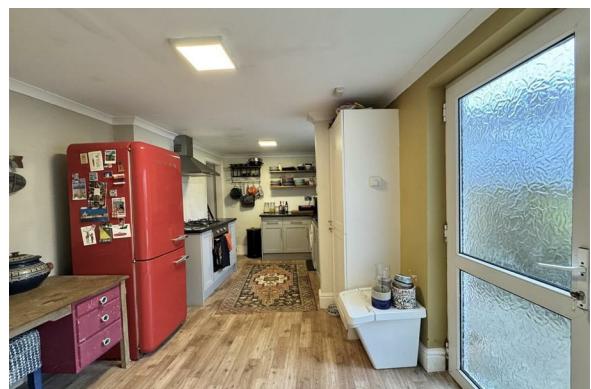
John Street  
Truro | TR1 3JF



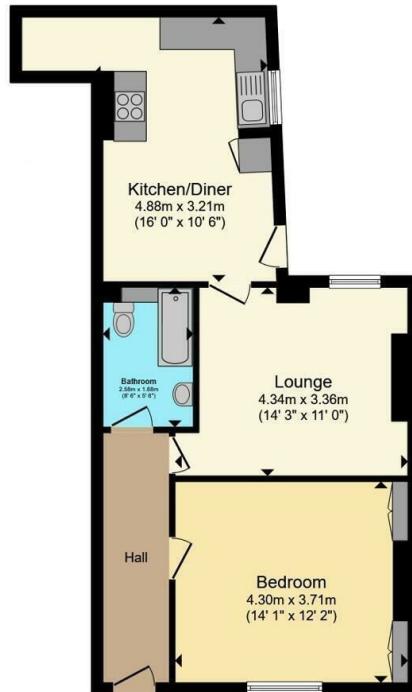
A very well presented one double bedroom ground floor flat with enclosed rear courtyard garden, modern kitchen and bathroom, mains gas central heating, double glazing and plenty of historic character intact. Residents on street permit parking scheme in place. Excellent city centre location, a short walk from amenities including cafes, shops, restaurants and the railway station with routes to London Paddington, Penzance, Penryn and Falmouth.

# John Street

£160,000 Leasehold



- Ground floor flat
- Historic building with character intact
- Stylish kitchen and bathroom
- Front and rear outside space
- Residents permit parking scheme in place
- One double bedroom
- Good decorative presentation
- Mains gas central heating
- Enclosed courtyard rear garden



Total floor area 58.0 m<sup>2</sup> (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## 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	68
(39-54)	E	
(21-38)	F	
(1-20)	G	75
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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hello@clivepearceproperty.com  
01872 272622  
[www.clivepearceproperty.com](http://www.clivepearceproperty.com)