



CLIVEPEARCE
Now you're moving

1 Bedrooms
Flat/Apartment
Located in Truro
£145,000



hello@clivepearceproperty.com

www.clivepearceproperty.com

01872 272622



St. Clements Hill

Truro | Cornwall | TR1 1GW



A beautifully presented one double bedroom apartment in a purpose built complex for the over 60s with a lift to all floors, residents' lounge with coffee bar, communal gardens, communal carpark, emergency call system and house manager; ideally located within walking / mobility scooter range of the city centre.

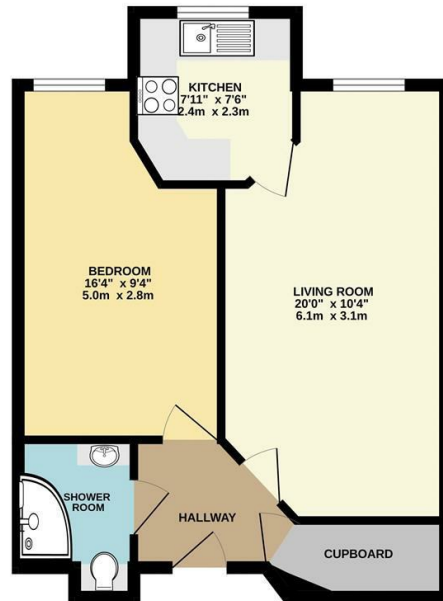
St. Clements Hill

£145,000 Leasehold

- One double bedroom apartment
- Communal gardens
- House manager
- Lift to all floors
- Convenient city centre location
- Purpose built over 60s complex
- Communal carpark
- Emergency call system
- Residents' lounge
- Excellent decorative presentation



475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. 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 Hoxpox 12/2021

Council Tax Band: B

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	77	77
(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	



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