



CLIVEPEARCE
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£240,000

Located in

Truro



www.clivepearceproperty.com



Malpas Road

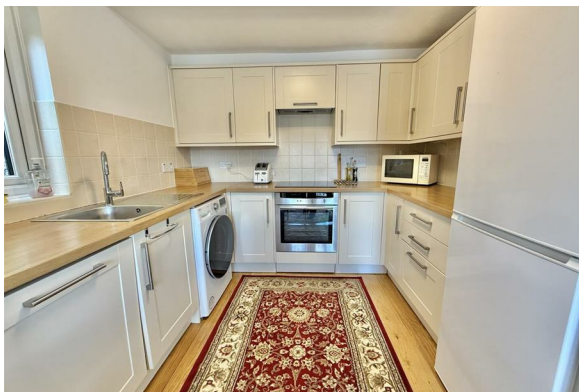
Truro | | TR1 1UR



With river views, this ground floor apartment is superbly positioned - just a short level walk into the city centre or a lovely walk along the river to the park, tennis courts and gardens at Boscawen. No onward chain.

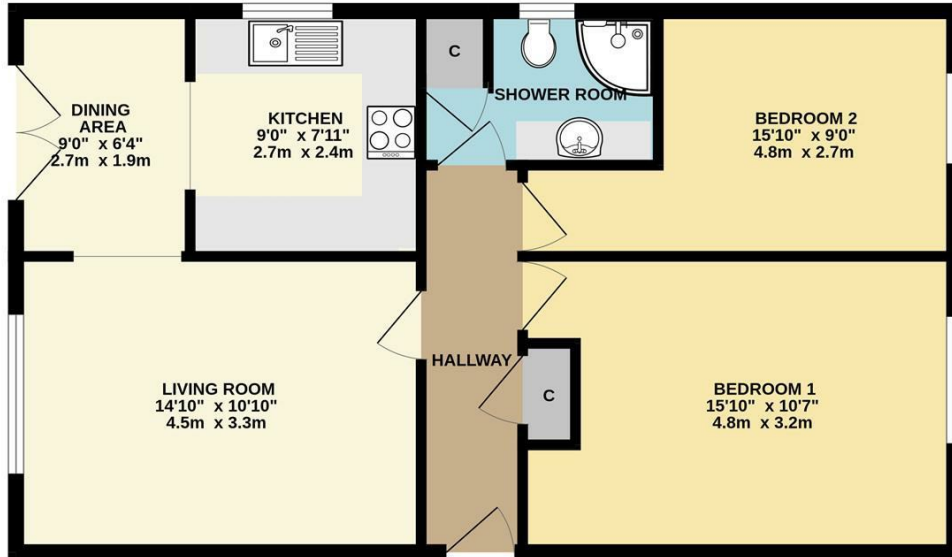
Malpas Road

£240,000 Leasehold



- Beautifully presented ground floor apartment
- Two double bedrooms
- Spacious hallway and Shower Room
- Gas central heating and double glazing
- No onward chain
- River views to front and level walks to park or city
- Private entrance via patio doors plus communal entrance with intercom and lift
- Open plan living, fitted kitchen and dining Area with Patio doors to terrace
- Residents parking area to rear
- All fixtures, fittings and furniture can be included subject to negotiations

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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 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.
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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) A			
(81-91) B			
(69-80) C		75	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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