



CLIVEPEARCE
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£265,000

Located in

Truro



www.clivepearceproperty.com



St. Clements Hill

Truro | Cornwall | TR1 1GW



A spacious and very well presented two double bedroom apartment in a purpose built property for the over 60s with communal garden, owners car parking, owners lounge and coffee bar, house manager, lift to all floors, mobility scooter charging / parking and emergency call system.

Ideal location within relatively level walking range of the city centre, The Hall For Cornwall and the Farmers Market etc.

St. Clements Hill

£265,000 Leasehold



- Two bedroom apartment
- Owners lounge and coffee bar
- Communal gardens
- Lift to all floors
- Central heating and double glazing
- Purpose built over 60s property
- Owners car parking on site
- House manager
- Emergency call system
- Excellent city centre location



Living	Width	10'-7" [3215]	max	Length	15'-6" [4720]	max
Dining	Width	7'-9" [2365]	max	Length	7'-11" [2415]	max
Kitchen	Width	7'-8" [2325]	max	Length	8'-1" [2465]	max
Shower Room	Width	5'-7" [1695]	max	Length	6'-10" [2080]	max
Bedroom 1	Width	9'-3" [2820]	max	Length	15'-6" [4720]	max
Bedroom2	Width	9'-4" [2845]	max	Length	15'-6" [4720]	max

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	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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