



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£265,000

Located in

Truro



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# Boscawen Woods

Truro | | TR1 1UE



A beautifully presented contemporary style two double bedroom (primary en-suite) duplex penthouse apartment ideally located close to Boscawen Park and within walking distance of the city centre and Malpas. Immaculately presented interior, communal gardens and garage / carport parking with lockable workshop / store. Numerous country walks nearby, mains gas central heating, double glazing and super views of the river and countryside.

# Boscawen Woods

£265,000 Leasehold



- Two double bedrooms
- Excellent location close to Boscawen Park
- Light and airy open plan living
- Useful lockable workshop / store
- Relatively level walks to the city and Malpas
- Duplex penthouse apartment
- Superb presentation
- Garage / carport parking plus visitor spaces
- Ricer access from nearby public slipways



Total area: approx. 108.1 sq. metres (1163.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

**31 Boscawen Woods, Truro**

## Council Tax Band D

## 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>		<b>83</b>	<b>83</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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