



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Maisonette

Asking Price

£240,000

Located in

Truro



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# Boscawen Woods

Truro | Cornwall | TR1 1UE



A well presented two bedroom maisonette apartment located in a stylish modern development close to Boscawen Park. Enclosed low maintenance garden, allocated parking space plus visitor parking, en-suite primary bedroom and communal garden. Double glazing and mains gas central heating.



# Boscawen Woods

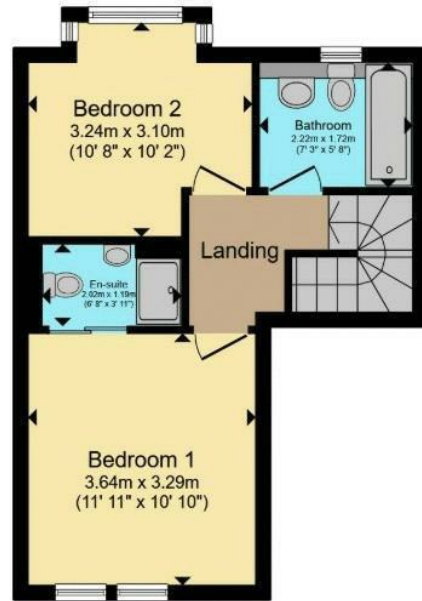
£240,000 Leasehold



- Two bedrooms (primary bedroom with en-suite)
- Private ground floor entrance
- Allocated parking space
- Open plan living
- Riverside walk to the city centre
- Accommodation over two floors
- Low maintenance garden
- Ground floor WC and utility
- Close to popular Boscawen Park
- Mains gas central heating and UPVC double glazing



**Ground Floor**



**First Floor**

Total floor area 67.6 m<sup>2</sup> (728 sq.ft.) approx

## 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>		
(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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