



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9555

Guide £225,000

Apartment 29, Devington Hall,
Agar Road, Truro, Cornwall, TR1 1GP

LEASEHOLD
(residue of 999 year lease plus share of freehold)



A superb opportunity to acquire one of the very best positioned apartments in the highly regarded Devington Hall located close to Truro city centre. Well presented with spacious 2 double bed roomed, 2 bath/shower room accommodation including large sitting room/dining room and fantastic south facing private balcony enjoying panoramic views over Truro city centre and Truro cathedral. With the benefit of stair and lift access, use of communal gym and a designated secure underground parking space.





SUMMARY OF ACCOMMODATION

Communal entrance, stairs and lift access to second floor, entrance hall, inner hall, sitting room/dining room with glazed sliding door to south facing balcony. Fitted kitchen. Principal bedroom with en-suite shower room. Second bedroom (currently used as a study), family bathroom.

Outside Allocated parking space in secure underground car park with storage box. Additional visitor parking.

DESCRIPTION

Apartment 29 Devington Hall occupies one of the very best positions in this well managed and desirable city centre development. Located on the second floor sub penthouse level the property is accessed from a communal stairwell or communal lift to the second floor with a corridor which leads to just this and one other apartment. Positioned on the rear south side of the development the property enjoys some of the best panoramic views of Truro city centre imaginable with a glimpse of the Truro river and beautiful countryside to the east and to the spires of Truro cathedral to the west and due to its southerly aspect enjoys bright sunshine from early morning to late afternoon.



Positioned on the rear south side of the development the property enjoys some of the best panoramic views of Truro city centre imaginable with a glimpse of the Truro river and beautiful countryside to the east and to the spires of Truro cathedral to the west and due to its southerly aspect enjoys bright sunshine from early morning to late afternoon.

The apartment is spacious and likely to appeal as a perfect downsizing move with an allocated underground parking space which will feel safe and secure, equally the property would make a perfect city centre lock up and leave bolthole with all the amenities of the thriving Truro city centre just a short walk away.



The entrance hall, with plenty of cloaks storage leads to an inner hall with useful utility cupboard (with space and plumbing for washing machine) which opens in turn to a large well presented light filled sitting room/dining room with space for many easy chairs and sofas and a six seater dining table with window and glazed sliding door overlooking and opening out onto a south facing sit out balcony with glazed balustrade and incredible views. Double doors open into a well fitted kitchen which is functional and well presented with Neff electric oven and grill with four ring gas hob with extractor fan with space and plumbing for dishwasher and space for fridge freezer. There are two bedrooms in total, the principal bedroom is a good size double room with en-suite shower room. The second bedroom is currently used as a dressing room/study but would comfortably fit a 5' bed if required.

All in all, a superb city centre apartment with stair and lift access, south facing balcony and amazing panoramic views over Truro city to be sold with immediate vacant possession – no onward chain. All offers will be given serious consideration even from buyers who are not immediately proceedable and have properties to sell. A superb opportunity, early viewing wholeheartedly recommended by the vendors sole agent.

LOCATION

It is only a short walk from Devington Hall into the heart of Truro which is Cornwall's capital city and has a thriving centre boasting a wide selection of local and national retailers

including a flagship Marks & Spencer store, a wide variety of restaurants, inns and bars. Entertainment in the city with the Hall for Cornwall theatre attracting many well known acts and having recently undergone a comprehensive multi million pound refit. There is also a multi screen cinema and regular events held on Lemon Quay Piazza where there is also a weekly farmer's market. The city boasts a wide range of sports clubs and facilities and has both state and private education for all ages.

The rolling, soft countryside of the south of Truro holds many delightful walks along the banks of the River Fal and Truro whilst there are more rugged countryside and coastline on the north coast at Perranporth which is about a 20 minutes' drive away. Truro's central position makes it ideal for exploring all that Cornwall has to offer with the sailing waters of the Carrick Roads easily accessible to the south and also many surfing beaches that Cornwall is famed for are to the north.

There are golf courses nearby at Treliske, Perranporth and Falmouth and the road network linking to Truro makes it very simple to explore the rest of the county. Truro also has a station on the main Penzance to Paddington line giving simple access throughout the county and through to London with journey times to Paddington around 4½ hours.





GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR1 1GP.

SERVICES Mains water, gas, electricity and drainage are connected.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

TENURE Leasehold with share of freehold. Residue of 999 year lease (1st July 1998) Latest service charge payable £2,638 per annum.

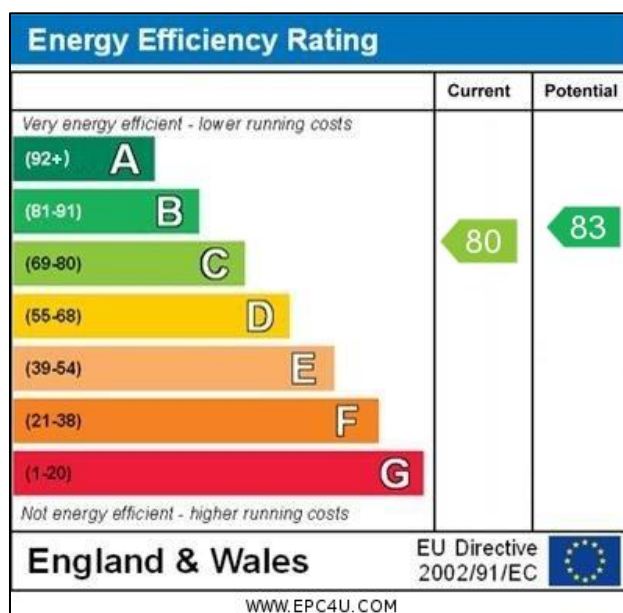
DIRECTIONS See town map. Head up Mitchell Hill and turn right into Agar Road opposite the Rising Sun gastro inn. Proceed down Agar Road and the entrance to Devington Hall is on the right hand side. Pull into the carpark and park in one of the designated visitor parking spaces on the right hand side. Proceed to the middle block of the building where the communal entrance for number 29 will be found.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

