



- 2/3 Bedroom Apartment
- River Views
- Secure Residents Parking
- No Onward Chain

2 Malpas House, Malpas Road, Truro, TR1 1PT

£400,000

Boasting stunning river views this spacious 2/3 bedroom apartment is conveniently located for Truro City centre and fabulous river walks to Malpas village. The apartment boasts underfloor heating and double glazing. The internal accommodation briefly comprises: Residents entrance with lift and stairs to all floors and access to the covered parking area. Apartment hallway, open plan living/kitchen area, recently updated kitchen with integrated appliances, double glazed windows with river views and door to private balcony. Two bedrooms, master with en-suite shower room, study/bedrooms 3, family shower room. Large communal roof space with views



Property Description

DESCRIPTION

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LOCATION

Truro city centre has a wide range of amenities which include shops, restaurants, bars, as well as schooling facilities. There is also a mainline railway station connecting to London Paddington. Malpas house is situated on the Malpas Road and for those enjoying riverside walks, the property is also within close proximity to the picturesque village of Malpas.

HALLWAY

OPEN PLAN LIVING AREA

20' 11" x 17' 8" (6.4m x 5.4m) Stunning river views, doors opening to the balcony, television, satellite and telephone points.

KITCHEN AREA

12' 1" x 11' 9" (3.7m x 3.6m) Modern fitted kitchen, white high gloss units, integrated appliances which include gas hob with hood above, double electric oven, fridge freezer, dishwasher and washing machine.

BALCONY

Providing stunning views across Malpas river.





BEDROOM

16' 6" x 14' 0" (5.03m x 4.28m) Irregular shaped room, picture window with views, built in wardrobe, access to the en-suite shower room.

BEDROOM

14' 6" x 13' 8" (4.42m x 4.18m) Irregular shaped room, river views, television point.

BEDROOM/STUDY

13' 3" x 8' 4" (4.06m x 2.55m) Built in storage cupboards and shelving.

SHOWER ROOM

Attractive suite comprising: Walk in double shower cubicle, Alessi wash hand basin and matching WC.

OUTSIDE

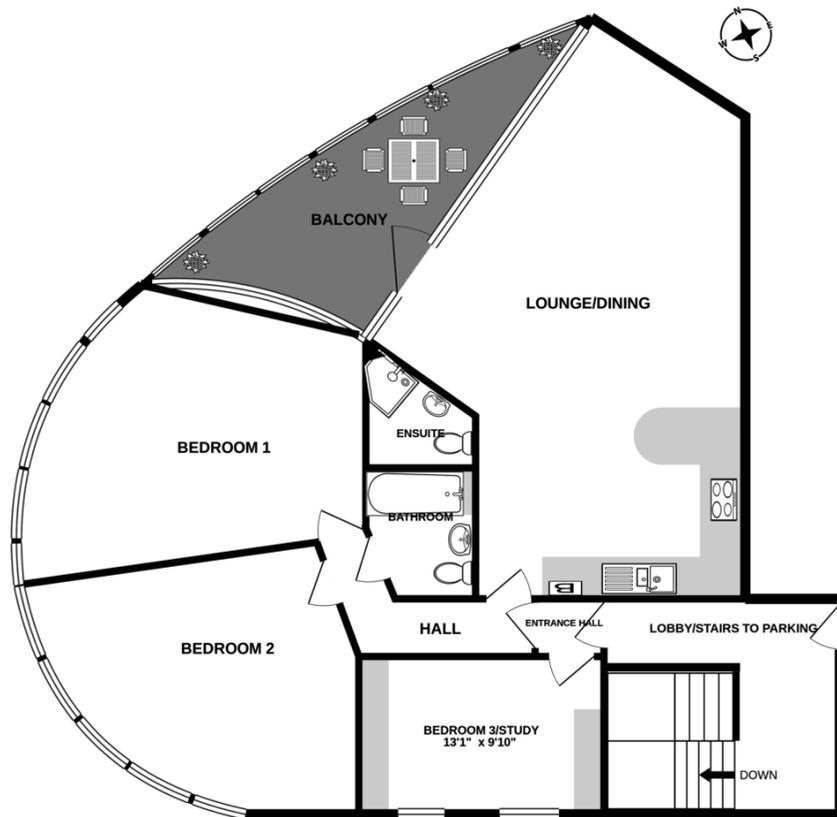
In addition to the private balcony there is also a roof terrace providing views over the river and across the city and towards the Cathedral. The secure parking area has one allocated parking space.

AGENTS NOTE

The annual fee is £2,760 and covers the period 1st April to 31st March.

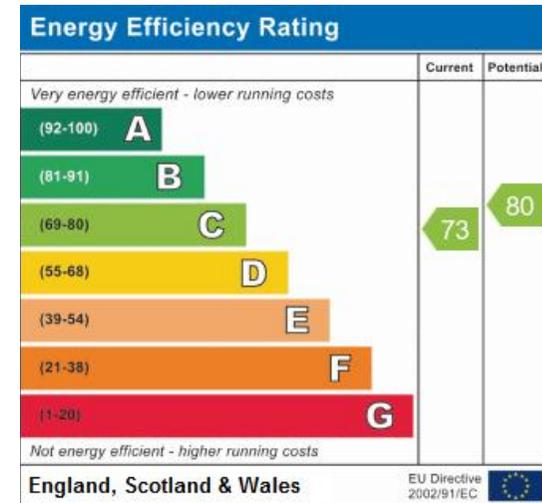


GROUND FLOOR
969 sq.ft. approx.



2, MALPAS HOUSE, MALPAS RD., TRURO
TOTAL FLOOR AREA: 969 sq. ft. 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-measurement. 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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19 Lemon Street, Truro,
Cornwall, TR1 2LS

www.goundrys.co.uk
01872 242425
sales@goundrys.co.uk

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