





**32 Boscawen Woods
Truro, TR1 1UE**

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- 80 Sq. Metres

**Guide Price
£250,000**



Beautifully presented duplex apartment located within a stone's throw of the city centre but surrounded by woodland and the neighbouring Boscawen Park alongside the Truro River.

A beautifully presented duplex apartment located within a stone's throw of the city centre yet surrounded by woodland, steps from Boscawen Park and easy reach of the sought after waterside village of Malpas.

The entrance hall provides access to just four apartments and has an intercom system with remote unlocking for guests.

Entering the apartment the layout is arranged with reverse level accommodation in order to provide the best views from the living area. There are two double bedrooms, the master has plenty of space for a wardrobe and chest of drawers and has a bay window to the rear of the building. There is a contemporary en-suite with walk in shower in addition to the family bathroom. Conveniently, there is a generous utility cupboard which houses a washer/dryer next to the stairs which lead up to the main living area.

The landing at the top of the stairs has room for a small desk for those that work from home. The open plan living area has a modern kitchen with in-built stove, hob and extractor over as well as space for a freestanding fridge/freezer. A stainless steel one-and-a-half bowl sink sits below two Velux windows which allow plenty of natural light.

The sitting room is similarly illuminated with south facing, large Velux windows one of which opens to a Cabrio balcony. The elevated position allows views through and over the trees to the park offering glimpses of the Truro River. There is plenty of space for a dining table and chairs as well as lounging area.

Storage is always important in an apartment and in addition to the large cupboard downstairs there is a 25sq.ft walk in storage cupboard off the sitting room.

Below the building is a private single carport with lighting and an electric car charger. There is a large storage cupboard to the rear, ideal for bikes, kayaks and surfboards etc. There is also plenty of un-allocated guest parking on this select development.

Leasehold

The property is held on a 999-year Lease starting from 2014 – Ground Rent £198pa, Service Charge £1548pa (2024) which covers building insurance, maintenance of common grounds and areas.









Surrounding Area

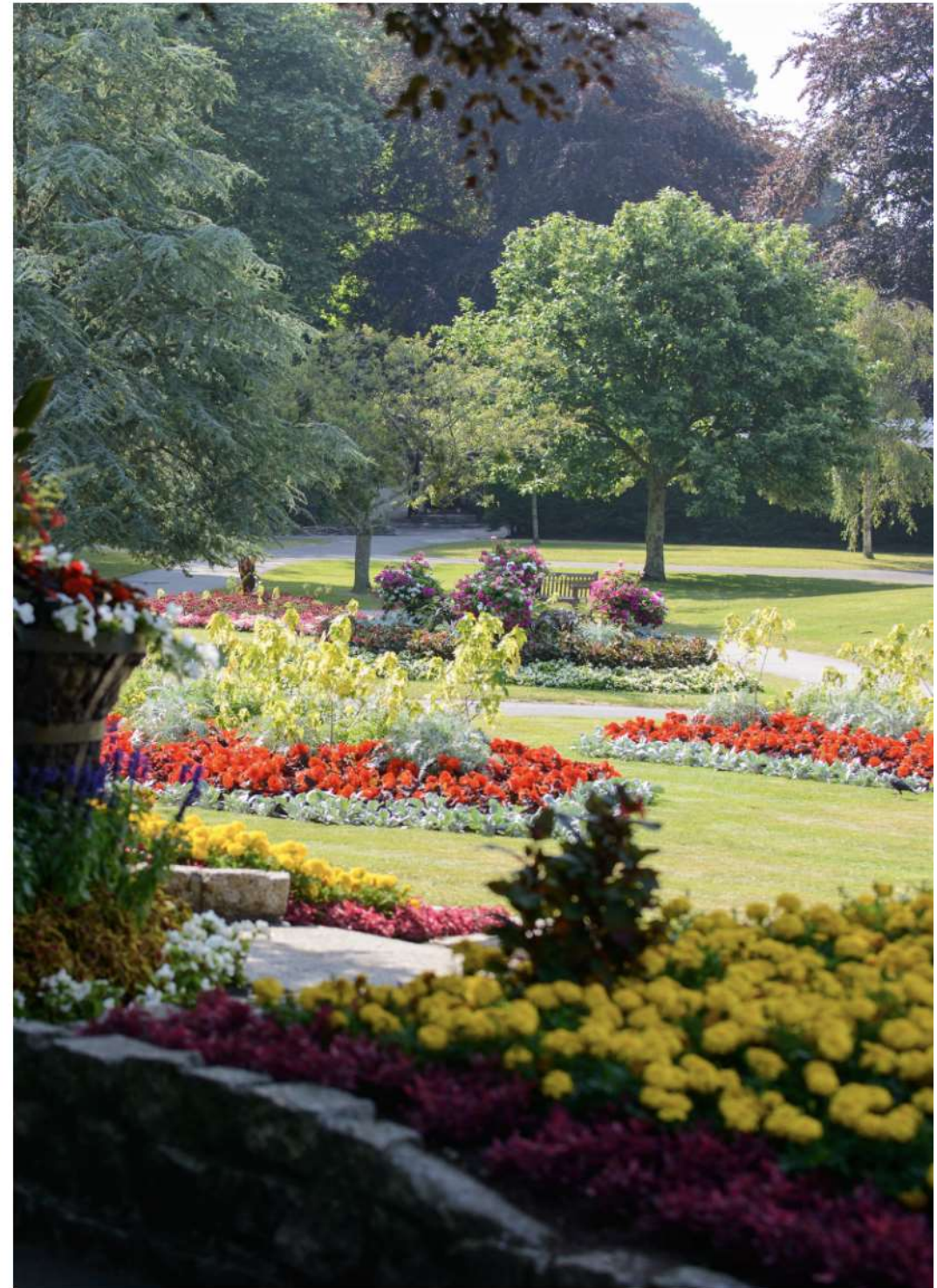
The property is situated within a 10-minute walk from the centre of Truro in a fine development opposite the city's largest park. There are delightful riverside walks leading to the city or to the coastal village of Malpas.

There are very well regarded primary and secondary schools (state and private) nearby. Truro contains an excellent range of both national retailers and smaller specialist shops together with a theatre, cinema, and numerous restaurants.

The nearby bus station provides convenient access to many of the main Cornish towns and villages while the main line railway station connects with Plymouth, Bristol, London and beyond.

There are charming walks along the footpaths in the area, extending to Truro in the one direction or to St Clement if heading north passing through the riverside Hamlet of Malpas on the way. Idless, Bishops and Saint Clement Woods and easily reachable as are the beaches on the north and south coasts.

The Truro River leads into the Carrick Roads and waters of the Fal estuary which provide excellent sailing and other water sports.



Boscawen Woods, Truro, Cornwall, TR1

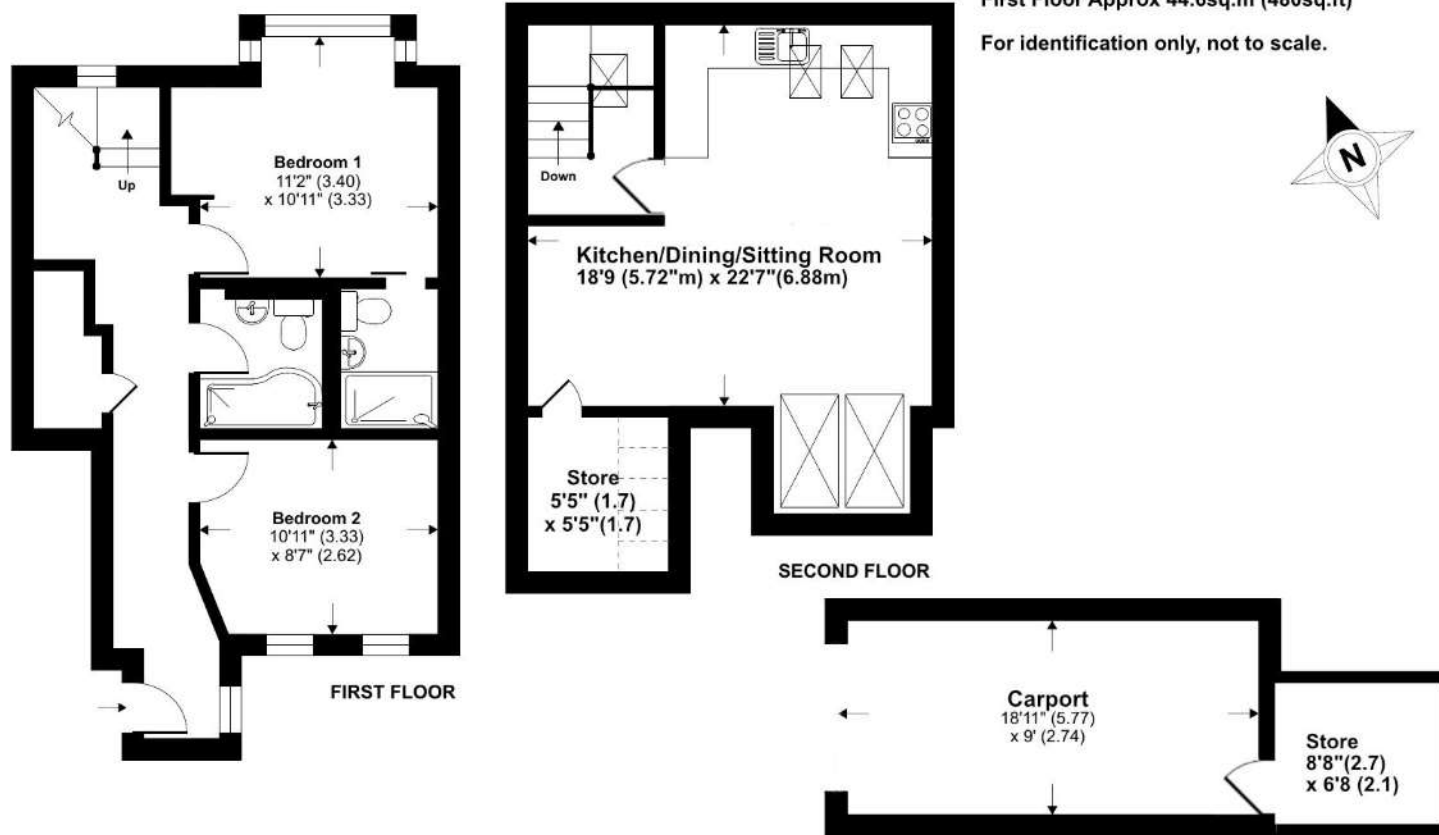
Total Approximate Floor Area 89.4 sq.m (962 sq.ft)

Ground Floor Approx 44.8sq.m (482 sq.ft.)

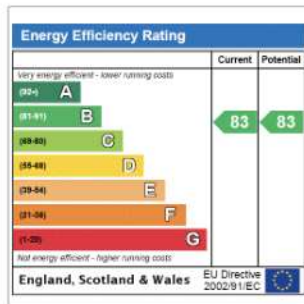
First Floor Approx 44.6sq.m (480sq.ft)

For identification only, not to scale.

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Humberts. REF: 957114



Additional Information

SERVICES - Mains gas, water, electric and drainage.
 The property is held on a 999-year Lease starting from 2014
 Ground Rent £198pa, Service Charge £1548pa (2024) which covers building insurance, maintenance of common grounds and areas.
 Council tax band D

Phone :+44 1872 278288
 Email : truro@humberts.com
 www.humberts.com
 67 Lemon Street
 Truro
 TR1 2NS



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