



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR22581958

£320,000

7 The Cedars,  
Park View, Truro, Cornwall, TR1 2FD

**LEASEHOLD**  
(Residue of a 999 year lease)



**A very high quality 3 bed roomed, 2 bath/shower roomed first floor apartment constructed by award winning developers Rosemullion Homes in a much sought after location off Falmouth Road and with the benefit of a large covered balcony and allocated parking space. One of only 6 apartments in the very desirable, exclusive and tucked away Cedars development.**







### **SUMMARY OF ACCOMMODATION**

Entrance hall, large living room with covered balcony off, quality Alpinia matt green with built-in appliances, bedroom hall, principal bedroom with en-suite shower room, 2 further bedrooms, family shower room.

**Outside** Parking space plus visitor parking, pleasant landscaped communal surroundings.

### **DESCRIPTION**

The Cedars were built by Rosemullion Homes in 2007. This high quality development was constructed by award winning builder Rosemullion Homes who had a flair for high quality projects in excellent locations within Cornwall, including the Belvedere development on Duchy owned land on the outskirts of Truro and The Lookout at St Just in Roseland which has fabulous views over the Carrick Roads.

The Cedars comprises three very large detached houses at the entrance to the private driveway and this then continues around to the apartment building, in which there are only six homes. At the centre of the development is the large cedar tree which gives it its name and this is surrounded by a lawn, with other areas being landscaped. The established

setting is very pretty with granite sets along the edge of the tarmaced drive and the buildings have interesting architecture with attractive protruding gables.

No. 7 (the houses take the first three numbers) is arguably the finest apartment within the building as it is set at first floor level with a large covered balcony, use of the roof space above it, a southerly elevation and has three bedrooms and two shower rooms. The smart communal entrance hall has a lift which rises to the first floor or it can be approached over an easy rising and turning staircase which arrives at a landing that is solely used by this apartment. Inside the secure front door is a large entrance hall with a storage cupboard off it and ample space for a desk or other furniture. The centrepiece of the apartment is a 16' x 13' approx living room with a feature electric fire to one side and a 9' wide section of near floor to ceiling double glazing with a central door opening onto the large decked and covered balcony. Beyond the living room is the very high quality updated kitchen with Alpinia matt green Shaker style units with a range of integrated appliances including a Neff hide and slide double oven and microwave, a concealed Worcester Bosch mains gas fired boiler and an undercounter dishwasher.

Across the rear of the apartment are the three bedrooms. The two bedrooms at either end of the hall are equal in size, although the principal bedroom also has a deep recessed wardrobe and its own smart newly modernised shower room. The other two bedrooms share a good sized modern shower room. the larger of the two boasting built-in Sharpes wardrobe. Outside there is a private parking space, bin stores and visitor parking.

## **LOCATION**

The Cedars are approached by car along Park View which is a horseshoe cul-de-sac off Falmouth Road, but The Cedars are found at the end of the horseshoe and therefore have a private pedestrian gate that opens back onto Falmouth Road, from where it is easy walking distance to the city centre.

Truro is Cornwall's capital and only city and is found in a sheltered basin with the spires of the cathedral dominating its skyline. Truro city centre is exceptionally beautiful with broad cobbled streets overlooked by Georgian and Victorian buildings which house the widest range of local and national retailers in the county. Truro has also recently grown as an entertainment centre with the Hall for Cornwall theatre, multi-screen cinema, museum and numerous restaurants, inns, bars and cafés.

Part of Truro's popularity is its central location and excellent connections to the rest of the county and country. Near to the city centre is a mainline railway station with direct trains to Paddington taking around 4½ hours whilst there are good road connections to Falmouth, St Austell and out to the A30 expressway which joins the motorway network at Exeter. Truro is little more than 15 minutes' drive to either coast with the long sandy surfing beaches at Perranporth being the nearest on the north coast. To the south are the sailing waters of the Carrick Roads with harbours and moorings available at Mylor, Falmouth and St Mawes, whilst smaller craft can be launched at Loe beach in Feock. Truro is also well supplied with a wide range of societies, clubs and sports venues to cater for all tastes.



**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

From the communal entrance hall a short flight of stairs or a lift rise to the first floor landing which is galleried over the hall below and from here the only door off it opens into the apartment:-

**RECEPTION HALL – 14'2"**  
**reducing to 9'5" x 6'8"** Coving, ceiling light, thermostatic control, telephone entry system for the main front door, radiator, angled area of ceiling, generous space for furniture, telephone point. Door to a cupboard housing the pressurised hot water cylinder and with additional space for storage. Part glazed door to:-



**LIVING ROOM – 16' x 13'4"** 9' wide set of double glazed panels and a double glazed door opening onto the covered balcony and giving an attractive outlook to the front. Pendant light and wall uplighters on dimmer controls, radiator, feature electric fireplace, coving. Door to the bedroom hall and an opening to the kitchen.



**COVERED BALCONY** A large covered space ideal for sitting out and enjoying the surrounds in the Cedars. Composite decked flooring and white painted banisters, spotlights.

**KITCHEN – 9'8" x 8'9"** Fitted with a quality Alpinia matt green Shaker style kitchen units topped by granite effect worktops with 1½ bowl drainer sink. Concealed within the units is a Worcester Bosch mains gas fired boiler, a fridge/freezer, Beko dishwasher and Hoover integrated washing machine. Neff slide and hide double self cleaning oven and microwave, with a newly installed four burner gas hob and extractor hood over.





**BEDROOM HALL** Access to roof space, pendant light. Panelled doors to:-

**PRINCIPAL BEDROOM – 12'7" x 9'8"** Broad double glazed window to the rear, pendant light, coving, radiator, large recessed wardrobe with hanging and shelving space. Door to:-



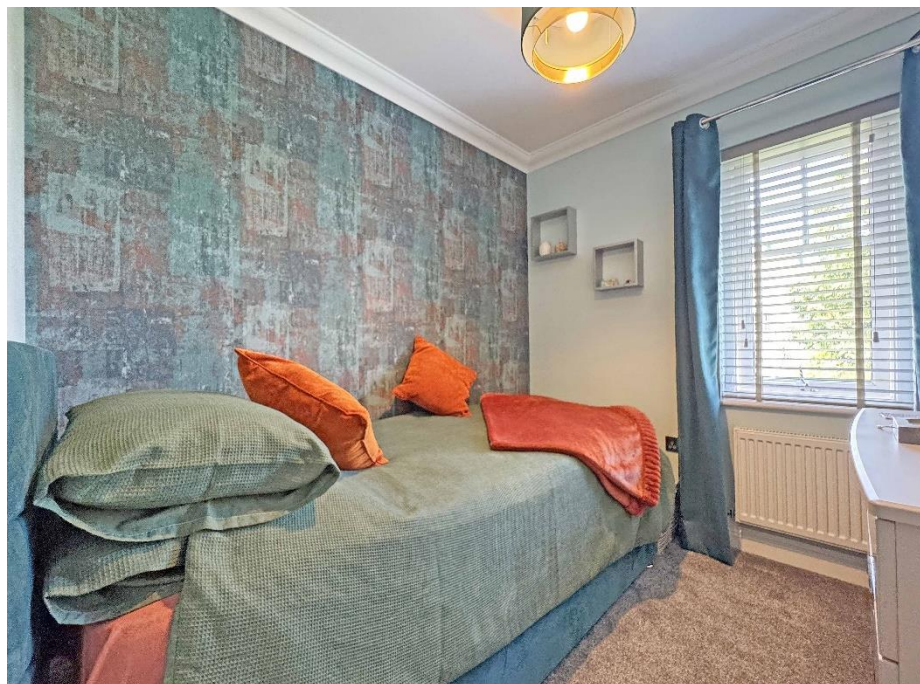
**EN-SUITE SHOWER ROOM** Large glazed shower enclosure with handheld shower attachment. Contemporary white sanitaryware including a wc and pedestal wash basin with mixer tap. Heated towel rail and mirror.

**BEDROOM 2 – 12'7" x 9'8"** Broad double glazed window to the rear, pendant light, coving, radiator. Built-in Sharpes wardrobes.





**BEDROOM 3 – 8' x 7'1"** Double glazed window to the rear, pendant light, coving, radiator.



**SHOWER ROOM** Modern white sanitaryware including a wc, pedestal wash basin with mixer tap. Shower enclosure with mixer shower attachments. Cabinet with concealed shaving unit.

### **OUTSIDE**

A communal driveway leads past the three large detached houses before sweeping around the cedar tree at the centre of the development and past a visitor parking area to the private parking spaces, of which No. 7 has one. There are communal areas of garden around the tree, a bins store and a pedestrian access down onto Falmouth Road making it much more simple to walk into the city centre.

### **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 2FD.

**SERVICES** Mains water, drainage, electricity and gas.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

**COUNCIL TAX BAND E** (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**TENURE Leasehold** Remainder 999 starting in 2007. Ground Rent circa £225 per annum. Latest service charge is approximately £1,598.67 per annum at the time of writing with the management carried out by Cyntra Properties (the owners of the apartments) and facilitated by Belmont Properties. The freehold is owned by Cyntra Properties in which company each leaseholder hold one share. Therefore, the leaseholders collectively own the freehold. The maintenance charge covers all communal areas and buildings insurance.

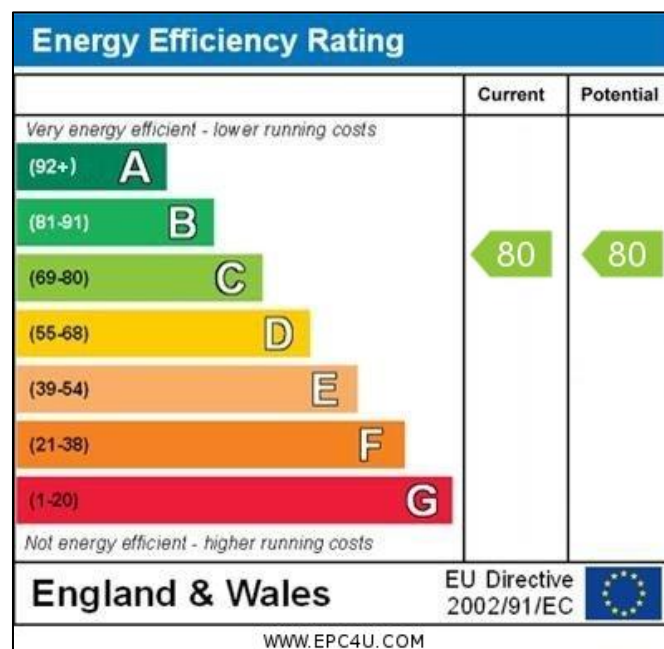
**DIRECTIONS** From the centre of Truro proceed up Lemon Street which becomes Falmouth Road after the Richard Lander Monument. A few hundred yards after this turn left into Park View and follow this road around to its culmination where the entrance into The Cedars will be found to the right hand side. There is visitor parking beyond the last of the detached houses on the right hand side.

**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.

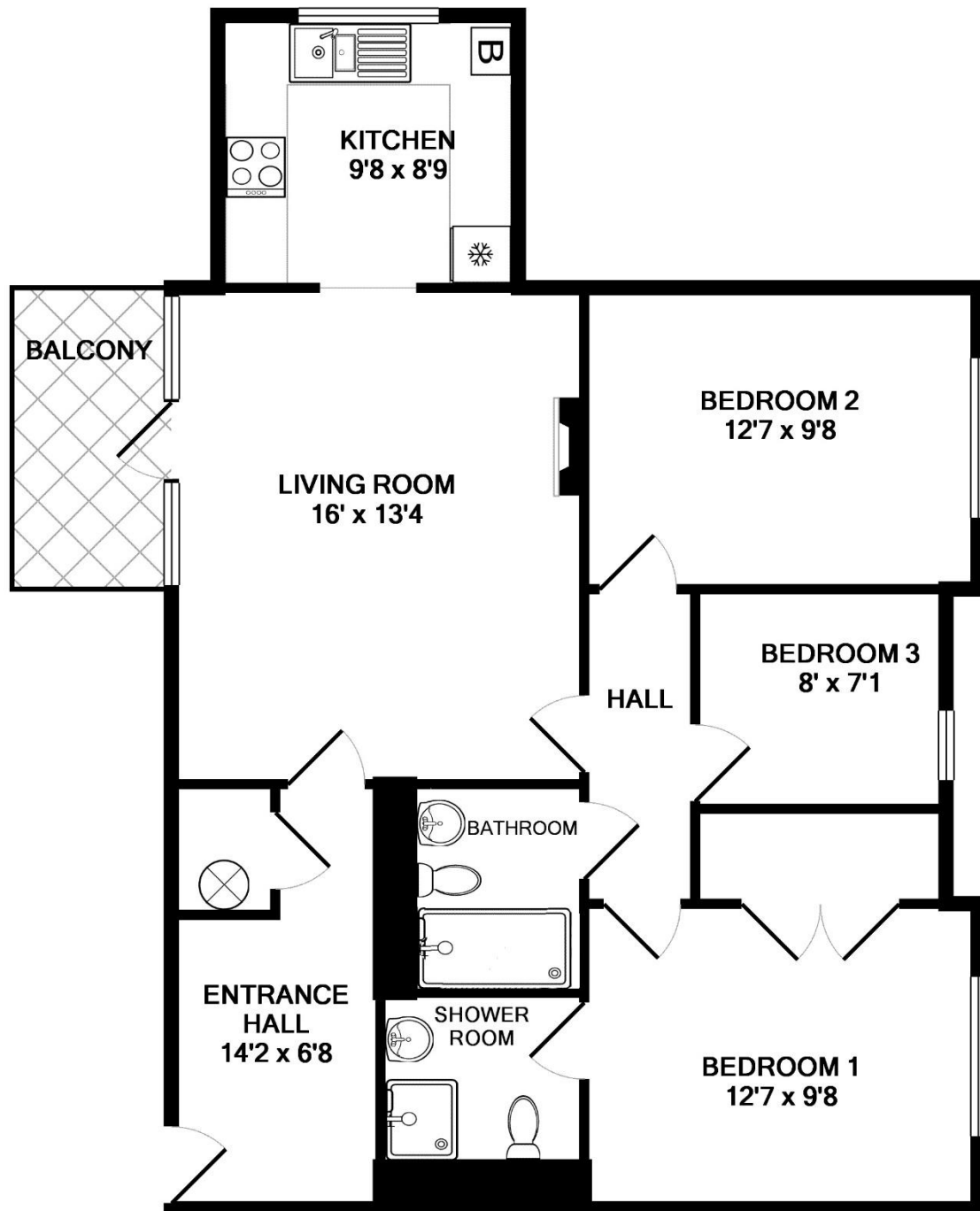
**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

#### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



**Not to scale – for identification purposes only.**



### 7 THE CEDARS

**TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 SQ.M.)**

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

Made with Metropix



