



**56 Brunel Court**  
Truro, TR1 3AE

- Two Bedrooms
- First Floor Aptment
- New Double Glazing
- Allocated Parking

**£185,000**  
EPC Rating '86'





## Property Description

### DESCRIPTION

INVESTOR sought for this well presented two bedroomed apartment close to the City Centre. The apartment is located on the first floor and is approached via a communal entrance hallway with secure phone entry system. The apartment accommodation briefly comprises: Hallway, Living/kitchen area with a range of base and wall units and integrated appliances which include gas hob with hood above, electric oven, fridge/freezer, dishwasher and washer/dryer. The internal accommodation is completed by the family bathroom and two bedrooms. Externally there are well maintained communal lawn areas and one allocated parking space. This spacious apartment with gas fired heating system, double glazing and would have a wide appeal to many buyers as it offer safe secure and being conveniently situated for Truro railway station and the City centre.



#### LOCATION

The property is conveniently situated for the supermarket and also for the mainline railway station connecting to London Paddington. Truro city centre itself has a wide range of amenities which include shops, schools, restaurants and bars, as well as being the home for the Hall For Cornwall. Conveniently positioned for The Royal Cornwall Hospital, Truro College, Richard Lander Secondary School and Bosvigo Primary School.

#### ENTRANCE HALLWAY

Phone entry system, radiator, storage cupboard.

#### CLOAKROOM

Low level w/c, wash hand basin.

#### LIVING/KITCHEN ROOM

17' 5" x 14' 10" (5.33m x 4.54m) Fitted kitchen with a range of base and wall units, worktop incorporating stainless steel sink unit, integrated appliances which include gas hob with hood above, electric oven, fridge/freezer, washer/dryer, dishwasher, double glazed windows, cupboard housing gas fired central heating boiler.

#### MASTER BEDROOM

12' 5" x 11' 1" (3.81m x 3.40m) double glazed window, radiator, built in wardrobes.

#### BEDROOM

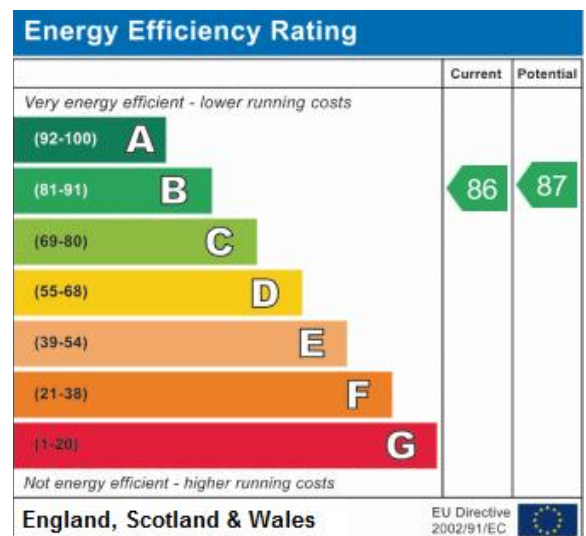
10' 2" x 8' 9" (3.10m x 2.67m) Double glazed window, radiator.

#### BATHROOM

Modern suite comprising: low level w/c, panel bath, wash hand basin, radiator, electric shaver point.

#### PARKING

Allocated parking for one vehicle.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements