



2 Malpas House

Truro

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Malpas Road, Truro, TR1 1PT

This beautifully presented first-floor apartment enjoys uninterrupted river views and offers spacious, contemporary living. Featuring three double bedrooms and two modern shower rooms, the property also boasts a covered balcony perfect for relaxing outdoors. With lift access, secure parking and a communal roof terrace, this stylish low-maintenance home combines comfort, convenience and a waterside location within a level walk of the centre of Truro.

The location

Malpas House enjoys a riverside setting, offering the perfect balance of tranquil surroundings and convenient access to Truro's vibrant city centre. Just a short stroll away is Boscawen Park and miles of countryside and river walks around Malpas and nearby St Clements.

Truro itself is a thriving cultural and commercial hub, where cobbled streets lined with national brands and independent boutiques lead to the iconic Gothic Revival cathedral. The city offers a rich mix of restaurants, cafés, and bars, alongside a cinema, art galleries, and the nationally renowned Hall for Cornwall theatre.

For those with an active lifestyle, Truro excels—boasting a sports centre with swimming pool, tennis and squash clubs, and local rugby, football, and cricket teams. Water sports enthusiasts are equally well catered for, with the surfing beaches of the north coast and the world-class sailing waters of the Carrick Roads to the south, both just a short drive away.

With golf courses, rivers, creeks, and coastal adventures all within easy reach, Truro is the ideal base for a healthy, active, and fulfilling lifestyle.

The property

- Constructed in 2002
- Innovative maritime-themed design
- Communal entrance with circular stairs and lift. Separate communal staircase direct from parking space leading to the apartment.
- Private entrance hallway with access to all rooms
- Open-plan living area enjoying the stunning views with two sets of doors to the covered balcony
- Contemporary kitchen including a full range of fitted appliances with central island / breakfast bar
- Highly spacious master bedroom enjoying the views and an en suite shower room
- Two further bedrooms, one enjoying the river views
- Well-appointed shower room





Outside space and parking

- Secure parking area with one allocated space
- Private covered balcony
- Communal roof terrace enjoying the panoramic views over the river, city and cathedral

Tenure, services and material information

Share of Freehold. Leasehold - 999 years commencing December 2002. Charges - £379 per month. Mains gas, electric, water and drainage. Gas fired central heating – underfloor heating throughout.

Council Tax: band E

Broadband: Full Fibre is available (source: www.openreach.com/broadband-network/fibre-availability)

What 3 Words

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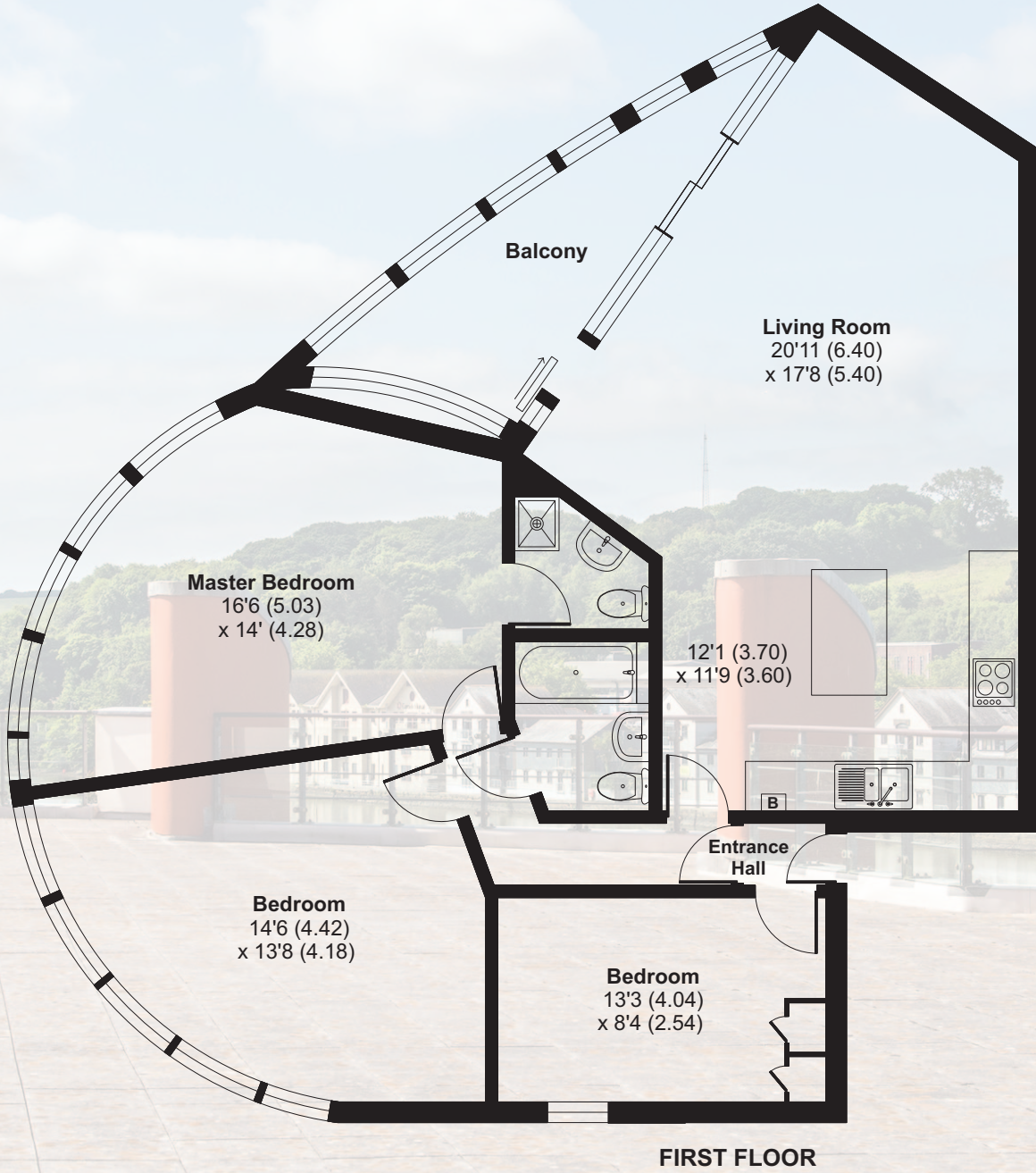
Distances

Truro School – 0.4; Truro Cathedral – 0.5; Boscawen Park – 0.5; Penair School – 1; Mainline railway station – 1.2; Malpas – 1.6; Royal Cornwall Hospital (Treliske) and The Duchy – 2.8; Truro College – 3.3; Loe Beach (Feock) – 5.8; St Agnes – 9.2; Mylor Yacht Harbour – 10.7; Falmouth (The Moor) – 11.1; Cornwall Airport (Newquay / Mawgan Porth) – 18.4

(All distances are approximate and in miles)

Flat 2, Malpas House, Truro, TR1 1PT

Main House = 969 sq ft / 90 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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