

# **HUTTON HEIGHTS, HIGHERTOWN, TRURO, TR1 3PY**

A purpose-built, freehold block of 16 residential apartments consisting of two floors to the front and three floors to the rear of the property Constructed during the 1970's it is of block construction with concrete floors and a flat roof. The property occupies a generous plot with external parking.

- RARE FREEHOLD INVESTMENT OPPORTUNITY
- 16 X 1 BEDROOM SELF CONTAINED FLATS
- LOCATED ADJACENT TO THE A390
- GENEROUS PLOT WITH PARKING
- INCOME POTENTIAL OF £105,600 PER ANNUM
- EPCS WITHIN BANDS D-E

**OFFERS OVER £1,500,000** 











#### LOCATION:

'Hutton Heights' is situated in a prominent position fronting the busy A390 which connects Truro City Centre with Treliske, Threemilestone and the A30 at Chiverton Cross. The building is within an easy walking distance of the County Arms Hotel and Restaurant/Pub, County Hall, Sainsbury's and Truro's mainline Railway Station which has regular connections to London Paddington.

## **DESCRIPTION:**

A purpose-built, freehold block of 16 residential apartments consisting of two floors to the front and three floors to the rear of the property. Constructed during the 1970's it is of block construction with concrete floors and a flat roof. The property occupies a generous plot with external parking and lawned areas.

## **ACCOMMODATION:**

Second floor: 4 x 1 Bedroom flats.

First floor: 7 x 1 Bedroom flats.

Ground floor:  $5 \times 1$  Bedroom flats, boiler room/store, laundry room and a single garage. Externally there is a tarmacadam access road and parking area.

The plot measures approximately 0.32 acre.

#### INCOME

8 x Flats are currently let and achieve £42,360 per annum.

8 x Flats are to be remarketed at or over £500pcm which is the current market rent.

On the basis all flats are let at/increased to £550pcm the potential gross income is £105,600 per annum.

#### **TENURE**

Freehold.

#### **PURCHASERS PACK:**

A purchasers pack is available via request and contains the following: Floor Plans, Photographs, EPC Certificates, Asbestos Report, Fire Risk Assessment, Health and Safety Information.

#### VAT:

We have been advised this property has not been elected for VAT.

#### **LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

# LOCAL AUTHORITY:

Cornwall Council General Enquiries 0300-1234-100 Planning 0300-1234-151 www.cornwall.gov.uk

# **SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

National Grid: 0800 096 3080 South West Water: 0800 169 1144 Wales and West Utilities: 0800 912 2999

## **ENERGY PERFORMANCE CERTIFICATE:**

All Flats are within Band D & E respectively.

## **VIEWING AND CONTACT INFORMATION:**

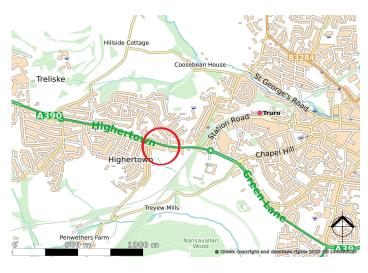
Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025 Email th@miller-commercial.co.uk

Brian Botting on 01872 247009 Email bjb@miller-commercial.co.uk















# Hutton Heights, Highertown, Truro, TR1 3PY

APPROX. GROSS INTERNAL FLOOR AREA 8227 SQ FT 764.2 SQ METRES (INCLUDES GARAGE, LAUNDRIES, BOILER ROOM & STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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