

FOR SALE



Trelowen Drive, Penryn
Guide Price £225,000


MARTIN & CO

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- TWO DOUBLE BEDROOMS
- TOP FLOOR WITH GOOD NATURAL LIGHT
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- EXCELLENT CONDITION

A modern second floor apartment, in excellent condition, with a spacious and light open-plan living area, two double bedrooms, parking and a communal garden, in the Kernick Gate development, walking distance to Penryn centre and the University Campus with easy access to the A39 and local bus routes.

The flat is located on the second floor and accessed via a well-kept communal hallway and stairs. On entering the property there is a hallway with plenty of room for coats/shoe storage and two built in storage cupboards. There is an open plan lounge / dining area and kitchen which has plenty of natural light coming from three windows. There is a fully fitted kitchen which is great condition, with integrated dishwasher, washing machine and fridge-freezer. There is an integrated oven and a gas hob. The gas boiler is also located in the kitchen. The principle bedroom is a good sized double, with a large built-in wardrobe. There is also a second double bedroom. The fully fitted bathroom is modern and in great condition, with a mains shower over bath, glass bath screen and heated towel rail.



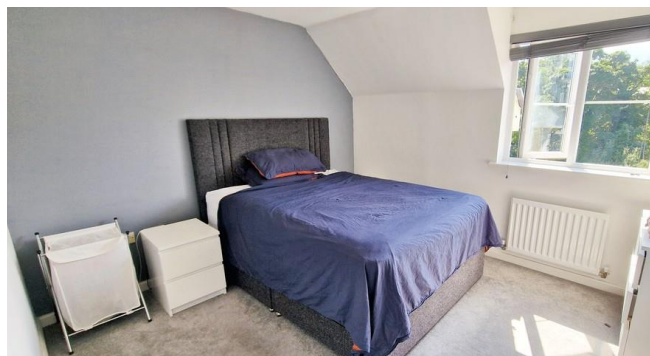
Externally there is a private communal garden to the rear of the property and adjacent there is an allocated parking space. There is also a communal park and play area.

Leasehold 999 Years From 1 January 2013
Service Charge for 2024: £1,663.10 per annum
Ground Rent £276.82 + Admin fee per annum

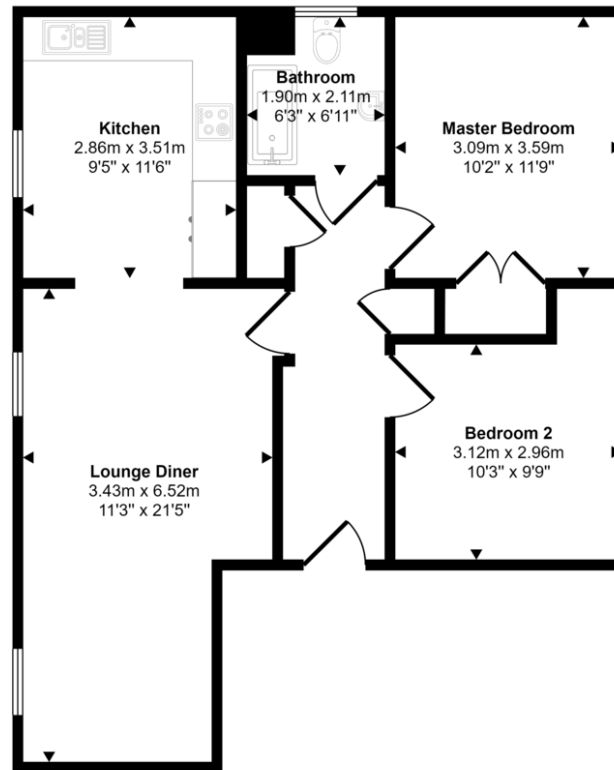
EPC: B
Gas Central Heating and Hot Water
Allocated Parking For 1 Car
Council Tax Band B
uPVC Double Glazing
Constructed 2014

LOCATION: Trelowen Drive is a sought-after residential area on the outskirts of Penryn, within walking distance of Asda supermarket and the university campus with Penryn town centre around a half hour walk away. There are also excellent bus services nearby.

Penryn has an active community and good everyday facilities, including a primary and secondary school, plus Lidl, Sainsbury's and Asda supermarkets. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous historic pubs nestled amongst its cobbled streets. The town benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington



Approx Gross Internal Area
68 sq m / 731 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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