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**Tresawya Drive,  
Truro**

**Guide Price £220,000**  
**Leasehold**





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## **Property Introduction**

A beautifully presented contemporary second floor apartment situated in an ideal location for ease of access to the many shops and amenities of the city centre. Accessed via the lift, the communal landing with its three floor to ceiling windows enjoys a delightful view towards Truro Cathedral. Upon entering the apartment, you can appreciate the light and airy accommodation with its tall ceilings - all of which benefits from double glazed windows and a comprehensive gas fired central heating system. For those buyers who are seeking a modern lifestyle, then this apartment ticks many boxes being a property to relax and enjoy. A generous size entrance hallway access the additional accommodation comprising of two bedrooms - one with a double wardrobe, a modern bathroom suite and an impressive open-plan living area incorporating the lounge, fitted kitchen/diner with both a Juliette balcony to the front and additional step on balcony to the rear.

Externally are well maintained gardens and grounds as well as the benefit of an underfloor covered parking space, plus an additional visitor pass being available. The property is offered for sale chain free.

## **Location**

Truro is a popular city for both locals and visitors alike with its Georgian architecture, meandering cobbled streets offering many recognised high street names as well as local independent stores.

It is also home to the three spired cathedral, Hall for Cornwall located on the piazza as well as local parks, restaurants, cafes and the mainline Railway Station to London Paddington.

The nearby maritime town of Falmouth lies approximately fifteen miles distant being home to the Maritime Museum with this particular stretch of coastline for its water sports and sailing waters.

The rugged north coast is also within reasonable travelling distance famed for its popular surfing beaches, such as Perranporth, St Agnes and Newquay.

## **ACCOMMODATION COMPRISES**

Door to:-

### **COMMUNAL HALLWAY**

Doorway giving access to the communal landing, intercom linking to the security gates and built in storage cupboard with boiler. Radiator. Access to:-



## KITCHEN/LIVING AREA 32' 2" x 12' 4" (9.80m x 3.76m) maximum measurements

### LIVING AREA

An impressive relaxing space with double glazed doors opening onto a Juliette style balcony enjoying open views towards the viaduct in the distance as well as overlooking the gardens of the development. Two radiators. Open access through to:-

### KITCHEN

Doorway leading onto a step on balcony with additional double glazed windows, stainless steel single drainer sink unit, a good range of base and wall mounted storage cupboards, three drawer unit, range of working surfaces, plumbing for automatic washing machine, built in double oven, gas hob, stainless steel splashback plus extractor fan over. Radiator.

## BEDROOM ONE 12' 9" x 8' 10" (3.88m x 2.69m) maximum measurements

Double glazed window and radiator.

## BEDROOM TWO 17' 0" x 10' 2" (5.18m x 3.10m) maximum measurements into doorway

Two double glazed windows with views towards the cathedral. Triple wardrobe with mirrored front. Radiator.

### BATHROOM

Double glazed window. A white suite comprising of a close coupled WC, pedestal wash hand basin with tiled splashback, panelled bath with shower over. Tiled surround, extractor fan, shaver point and large wall mirror. Radiator.

### OUTSIDE

The property is approached via security gates leading into an impressive courtyard with access to the underground parking spaces with this particular apartment having one allocation plus guest/visitor pass. The communal gardens are well-tended, laid to a generous size lawn as well as access to a bike store and bin storage area.

### LEASEHOLD INFORMATION

A 199-year lease from 2007. The ground rent is currently £100.00 per year and the maintenance charge is currently £207.50 per calendar month. Buildings insurance is included and this covers the maintenance of the gardens and everything externally as well as the maintenance of the lift and corridors.

### SERVICES

Mains water, mains gas, mains electricity and mains drainage.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

### DIRECTIONS

Proceeding down Infirmary Hill, the development is situated on the left-hand side. If using What3words: oldest.name.slate



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## MAP's top reasons to view this home

- Beautifully presented second floor apartment
- Located in an ideal position for access to the city, shops and amenities
- Modern contemporary open plan living area with balconies
- Two bedrooms (one with a large wardrobe)
- Double glazed windows and gas fired central heating system
- Integrated kitchen appliances
- Allocated undercover parking, plus additional guest permit
- Communal gardens
- Attractive courtyard with gated security entrance
- Viewing is strongly recommended, no onward chain



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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