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**Trelowen Drive,
Penryn**

**£210,000
Leasehold**





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Property Introduction

This two bedroom first floor apartment is located on a modern development on the outskirts of Penryn.

The property consists of an open plan lounge/diner that opens to a balcony enjoying views across the development and the park below and there is a modern kitchen with integrated oven and hob.

The two bedrooms have fitted wardrobes/cupboard and a bathroom with a shower over the bath.

The property has an allocated parking space to the front of the building and there is a communal garden to the rear with shared access.

Location

Trelowen Drive was built by Bovis Homes and is a development comprising largely detached house, semi-detached houses and a small development of apartments. There is a communal play park for residents and a footpath directly from the estate will take you into the nearby College and Argal reservoirs with beautiful walks to enjoy.

The Asda supermarket is within half a mile as is access onto the A39 which provides excellent links to Falmouth and Truro and beyond. Penryn has a range of mainly independent shops, pubs, a doctors surgery and a highly respected secondary school whilst there are several local primary schools.

ACCOMMODATION COMPRISES

From the front door there is buzzer entry into:-

COMMUNAL ENTRANCE HALL

Stairs leading up to the apartment.

ENTRANCE HALLWAY

A spacious hallway with storage for coats and shoes. Radiator. Electric consumer unit. Doors off to:-

OPEN PLAN KITCHEN/LOUNGE/DINER 19' 9" x 14' 9" (6.02m x 4.49m) maximum overall measurements

KITCHEN

A modern kitchen fitted with a range of wall and floor mounted units with roll top edge working surfaces over incorporating a sink and drainer with tiled surround and breakfast bar. Integrated electric oven with gas hob over and extractor hood above. Space for washing machine, space for fridge and space for freezer. Pantry cupboard. Spot lighting.

LOUNGE/DINER

A light and bright room with double glazed patio doors with glazed side screens and fitted blinds opening to balcony that offers elevated views across the park. Two radiators. Aerial sockets.

BALCONY 13' 2" x 4' 5" (4.01m x 1.35m)

The balcony is decked with space for a bistro table and chairs and enjoys views across the development and park below.

BEDROOM ONE 15' 1" x 10' 1" (4.59m x 3.07m) maximum overall measurements

A spacious triple aspect light and bright room with fitted blinds to the windows. Fitted double wardrobe. Radiator. Aerial socket.

BEDROOM TWO 9' 9" x 9' 7" (2.97m x 2.92m) maximum measurements

A double size bedroom with double glazed window overlooking the communal garden with fitted blind. Radiator. Large storage cupboard housing the boiler and having hanging space for storage.

BATHROOM

Double glazed obscured window. Bath with mains shower over and glass shower screen, concealed cistern WC and pedestal wash hand basin. Half tiled walls. Heated towel rail. Spot lighting. Extractor fan.

OUTSIDE FRONT

Allocated parking space.

COMMUNAL GARDEN

Shared between the three apartments in the building with use of shed, a washing line and patio.

LEASEHOLD INFORMATION

Leasehold remainder of 999 years commencing 2013. The payment required for current ground rent is £330.00 per annum and the service/maintenance charge is £2269.00 per annum. The service/maintenance charge includes buildings insurance, cleaning of communal areas, garden and bin store maintenance, upkeep of play park, electrical and fire inspections and minor repair work as needed.

SERVICES

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

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Follow A39 to the roundabout beside Asda, follow the road towards the Asda carpark, continue along the road around the edge of the car park towards the back of Asda with the supermarket on your left hand side. Follow the road up and as you come in to the development the apartment block is the first on the left hand side. If using What3words:remark.create.chimp

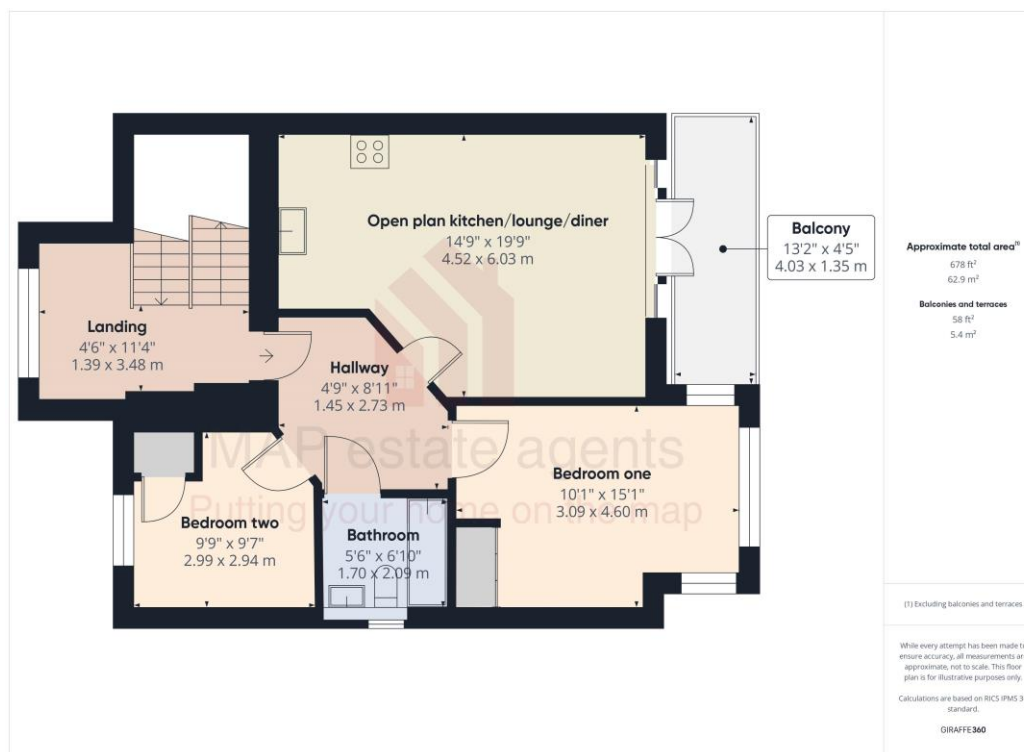


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- First floor flat in small development
- Well presented and light and bright
- Two double bedrooms
- Open plan lounge/kitchen/diner
- Modern bathroom
- Balcony off the lounge with elevated views
- Just three flats in the block
- Communal garden with patio, shed, bin store & washing line
- Parking space for one car
- Close to supermarket, university and railway station



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