



COLLEGE HILL, PENRYN

£180,000





## FULL DESCRIPTION

This one-bedroom first floor apartment is situated in a prime location and offers ample living space. This property has everything you need to make yourself at home. Enjoy the convenience of a generously sized open-plan lounge, kitchen, and dining room with doors out on to the balcony. Tucked away and private yet within walking distance to local amenities, this property offers both privacy and accessibility along with parking, bike racks & communal garden.



## LIVING ROOM

The living room is a standout feature of the apartment, offering a fresh, modern aesthetic. High-quality fitted carpets give the room a luxurious feel, creating a cosy yet sophisticated atmosphere. Large glass doors create natural light and open onto the balcony. This well-appointed area has ample room for a dining table and flows effortlessly into the open-plan kitchen



## **KITCHEN**

The open-plan kitchen is a modern and functional space. It has high-quality fitted units and built-in appliances, including a full-size fridge freezer, washing machine, oven, hob, and extractor fan. This well-designed kitchen perfectly complements the living area, creating a cohesive and stylish environment for both cooking and entertaining.



## **BEDROOM**

The bedroom in this apartment is spacious and beautifully presented, offering a warm and inviting atmosphere. It features high-quality fitted carpets in excellent condition, complementing the tasteful décor. The room has double-glazed window, allowing natural light and excellent insulation.



## **BATHROOM**

The bathroom is modern and stylish, fitted shower and oak vanity unit with a standing basin, toilet with built-in cistern, large mirror, heated towel rail.

## **OTHER INFORMATION**

The vendor has advised the following:

Off road parking

Heating Type: Electric

Electric Supply: Mains

Water Supply: Mains/Metered

Drainage/Sewage Supply: Mains

## **OTHER INFORMATION**

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the



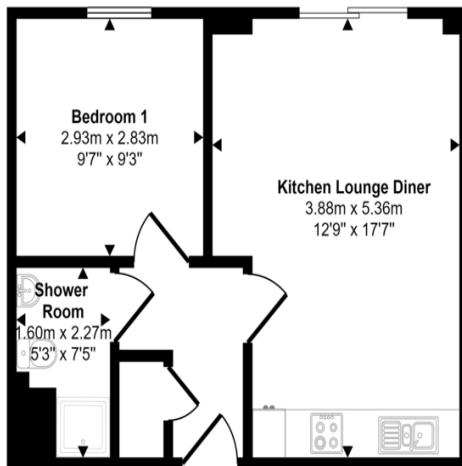


buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

### OTHER INFORMATION

- Parking: Off road
- Heating Type: Electric
- Electric Supply: Mains
- Water Supply: Mains/Metered
- Drainage/Sewage Supply: Mains
- EPC C
- Council Tax Band A
- Broadband: Ofcom
- Standard DL 17Mbps, Superfast DL 80Mbps
- Ground rent £150 per annum
- Service charge £1260
- Leasehold 125 year lease from 2007
- Permission to short term let
- No children permitted
- Pets with permission

Approx Gross Internal Area  
37 sq m / 402 sq ft



Floorplan

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.