



Flat 2, Trelill House, Parkvedras Terrace, Truro, TR1 3DF  
£180,000



**JAMES CANE**  
THE TRURO ESTATE AGENT



# Key Features



- One bedroom ground floor apartment
- Excellent location close to city centre
- Conversion of a beautiful period townhouse
- Flawless presentation throughout
- Front and rear courtyards
- Rarely available garage
- On street residents permit parking
- No onward chain
- Video tour available





*A beautifully presented one bedroom ground floor apartment in a favoured location within the city centre. Complete with front and rear courtyards and the huge rarity of an attached garage. No onward chain.*



# The Property

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It almost feels more fitting to call this apartment an 'attached bungalow' given its ground floor position, outside spaces and private front door. A well thought out 2007 conversion of this large, attractive, corner positioned period townhouse created four apartments within 'Trelill House' - number 2 for sale here being the only one with its own individual access.

The accommodation measures just under 600 sq ft and comprises entrance hall, living/dining room, separate kitchen with solid granite worktops and integrated appliances, large double bedroom and en-suite bathroom. All is presented flawlessly throughout and benefitting from character features, lots of light and high ceilings. Outside there are two courtyard spaces – one open to the front enjoying the morning sunshine whilst to the rear an enclosed private space accessed from the kitchen and the bedroom. A huge rarity for this type of property and within this central location is the attached single garage with utility space and handy rear door access. Furthermore, the property is in a TZ10 residents parking zone allowing each property access to permits to allow for on street parking for two cars and visitors – ask for details on pricing.

This apartment has been utilized as a successful holiday let with a proven track record of profitability so would make a great investment or to live in as a perfect low maintenance city centre home. Available with no onward chain and wholeheartedly recommended.



# The Location

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The corner upon which Trelill House stands is located on the corner of Adelaide and Parkvedras Terrace, both of which are rows of beautiful period townhouses that offer some of the most attractive terraces in the city. You are incredibly close to town here being less than a 5 minute walk from the city centre hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



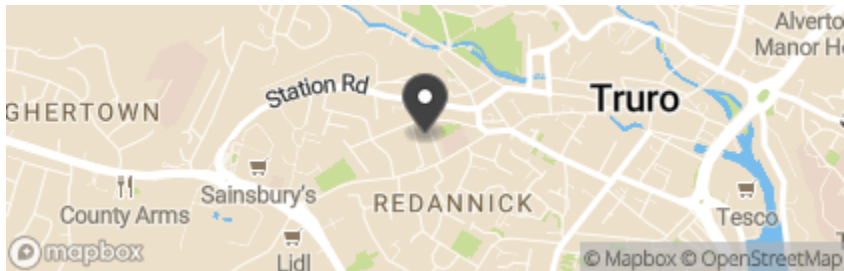
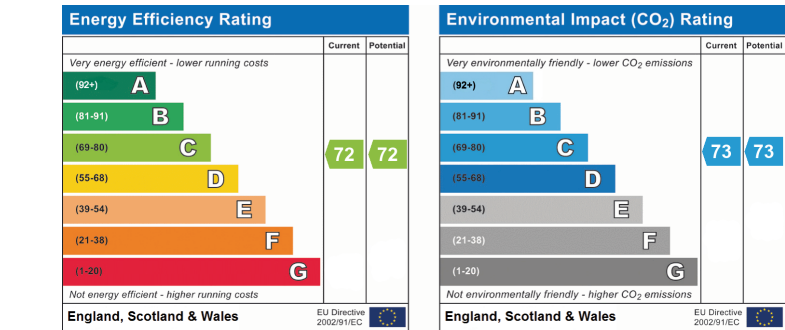






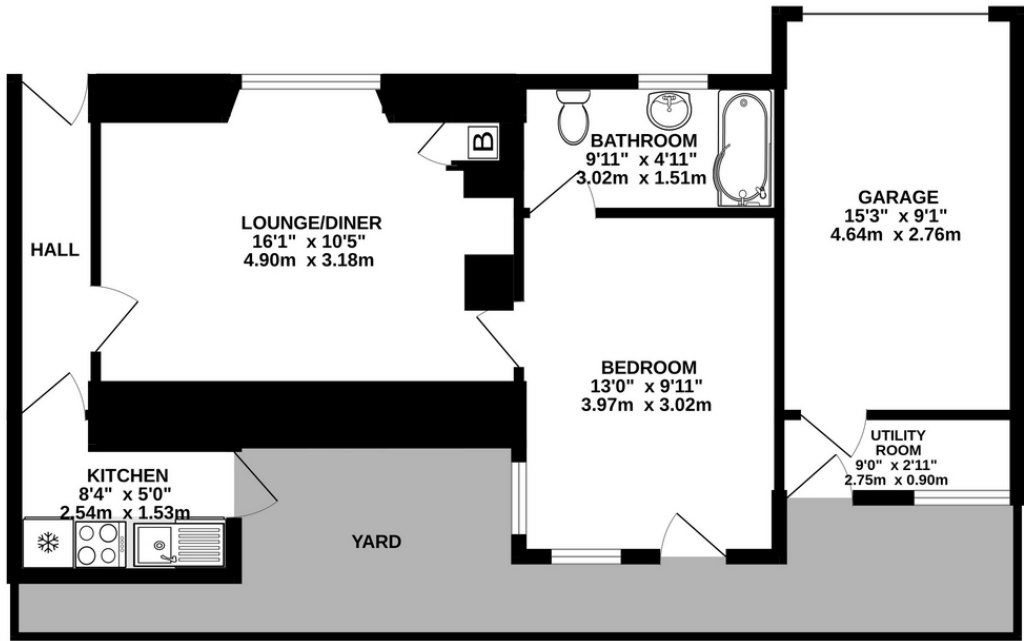
# Property Information

Tenure: Leasehold  
Leasehold Terms: 125 years from 2008. Ground rent £50 p/a & Service charge £690 p/a.  
Council Authority: Cornwall  
Council Tax Band: A  
Services: Mains water, drainage, electric and gas are all connected.  
Mobile Signal: Likely (all networks)  
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.  
Note: The property is in a conservation area.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preperation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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