



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR80762455

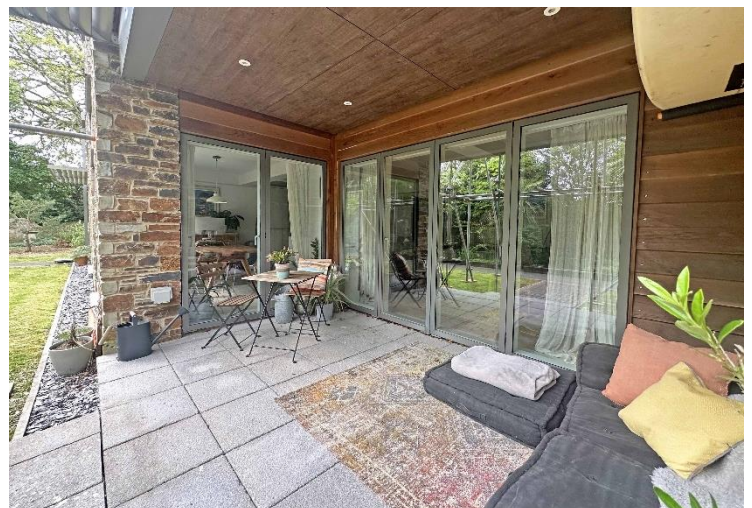
Offers around £450,000

Apartment 2, The Hideaway,  
Tremorvah Barton, Truro, Cornwall, TR1 1NR

LEASEHOLD



Set within an exclusive gated development, a highly specified, immaculately presented 2 double bedrooomed, 2 bathroomed **GROUND FLOOR APARTMENT** with private outside terracing and two parking spaces, one in a secure gated underground car park. A highly regarded, executive development that will not fail to satisfy even the most discerning of buyers, in a tucked away yet very accessible location within walking distance of Truro city centre.







### **SUMMARY OF ACCOMMODATION**

Communal entrance hall leading to:-

Entrance hall, open-plan kitchen/living/dining room, 2 en-suite double bedrooms, wc, utility room.

**Outside** Private terrace, secure underground parking space and an additional space above ground.



## **DESCRIPTION**

Apartment 2 occupies a quiet position in this exclusive, gated development on the outskirts of Truro. No. 2 is a ground floor apartment stretching from front to rear through the heart of the building with level terraces to both the front and rear. The apartment is accessed via a communal entrance. An entrance hall inside the apartment provides access to the impressive, beautifully presented L-shaped kitchen/dining/living room that has easily definable areas and provides direct access onto the rear garden terrace. Elsewhere, the two en-suite double bedrooms are both of generous sizes with the respective en-suites being beautifully appointed. Both bedrooms have fitted wardrobes. Off the entrance hall is a guest wc and the utility room with plant room off.

The Hideaway is aptly named given its tucked away, leafy setting. The gated development occupies a truly special position within walking distance of Truro city centre. Many people who have lived in the area for years will not have known of this treelined location so close to the centre and it has proved the most perfect location for these apartments. A long curving driveway leads through the woodland to a remote controlled electronically gated entrance with remote entry systems to each of the apartments. Inside there are multiple visitors spaces and secure underground parking below the building for each of the apartments. Apartment 2 has a parking space in the secure underground parking and an additional parking space above ground. The tastefully landscaped pathways, raised beds and the original trees surround the building but do not hamper the views out over the city.

Apartment 2 has electric underfloor heating with individual zonal heating controls throughout. There is lift access from the garage level throughout the building providing easy access to the apartment. In addition to the two private parking spaces there are 7 visitor spaces externally.

## **LOCATION**

The location of The Hideaway has many, many benefits, with all of the facilities of Truro close to hand. There is no need for commuting for children's socialising or schooling, as the exceptionally well regarded Penair School is within walking distance.

Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainments centre, with a large variety of differing restaurants and bars, along with a cinema and successful Hall for Cornwall theatre, with many events taking place on Lemon Quay.

Truro is also ideally situated for sporting activities, with many good quality golf clubs nearby, a sports centre, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is no more than 15 minutes to either the north coast for surfing or the Carrick Roads, on the south coast, for sailing.

## **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

External entrance door provides access to the communal entrance hall, also accessed from the garage via a staircase or lift.



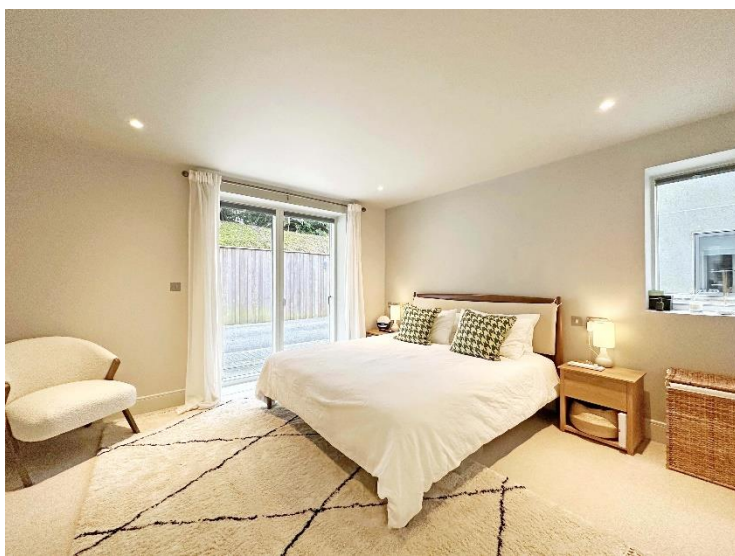
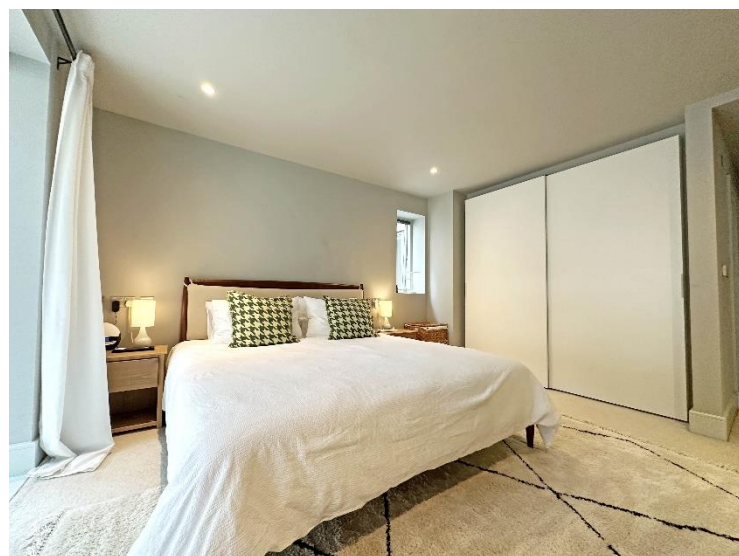
**ENTRANCE HALL** With engineered timber flooring providing access to the open-plan kitchen/living/dining room, also to bedrooms 1 and 2, wc and store room.

**OPEN-PLAN KITCHEN / LIVING / DINING ROOM – 19' x 12'7" plus 14'1" x 14'4"** An impressive, incredibly light open-plan room yet with clearly defined areas – there is engineered timber parquet style flooring throughout the living room and dining area whilst the kitchen has large flagstone ceramic tiles – the whole room is lit by ceiling downlighters throughout. Bifolding doors provide access from the living room to the outside terrace while further doors and full height windows provide a lovely outlook from the dining area.



**KITCHEN** The Omega kitchen is comprehensively fitted with a range of Minerva composite worksurfaces and a large central kitchen island, also with Minerva worksurfaces. A range of matt finished cupboards and drawers as well as wall mounted cupboards above provide plenty of storage, whilst a range of Neff appliances are integrated, including an induction hob, full height fridge/freezer, mid-level oven with additional microwave oven above, dishwasher and wine fridge.

**BEDROOM 1 – 13'7" x 12'1"** A dual aspect room with full height aluminium powder coated doors to the front elevation, also providing access to the front terrace, with supplementary double glazed window to the side elevation allowing much natural light. Integrated double wardrobing with soft close sliding doors, underfloor heating control, door to:-





**EN-SUITE BATHROOM** With tiled flooring and full height tiled walls, low flush Roca wc, Roca mounted wash hand basin with hot and cold mixer tap and vanity drawers beneath, electric wall mounted downlit mirror above, double ended panel bath with hot and cold mixer tap and shower attachment, extractor fan.



**BEDROOM 2 – 15'7" x 10'4"** With ceiling downlights, double glazed window to the front elevation, built-in double wardrobe, underfloor heating control, door to:-



**EN-SUITE SHOWER ROOM** With tiled flooring and full height tiled walls, low flush Roca wc, Roca mounted wash hand basin with hot and cold mixer tap and vanity drawers beneath, downlight wall mounted mirror above. Walk-in shower with rainwater shower above and additional water jets with additional shower attachment and glass screen, extractor fan.



**UTILITY ROOM** Accessed off the private entrance hall with space and plumbing for washing machine and tumble dryer. Also housing a plant cupboard with unvented pressurised water system and boiler.

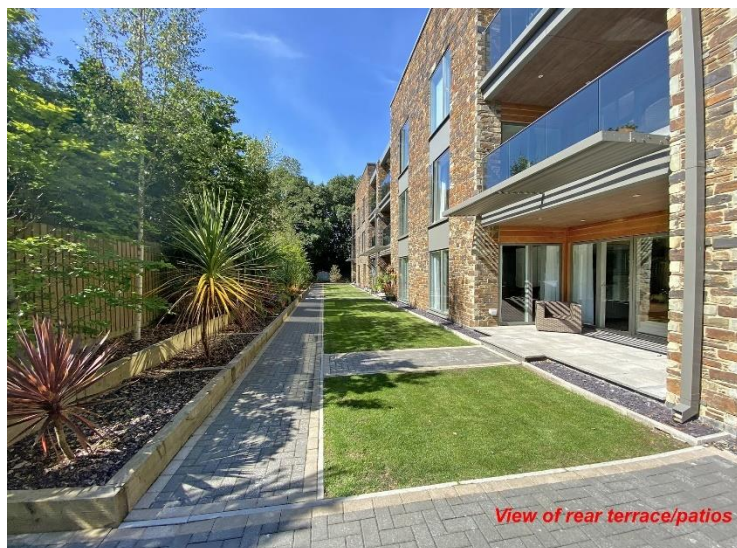


## OUTSIDE

Private terraces are situated to the front and rear of the property, with the larger one being to the rear accessed from the living/dining room – a wonderful place to sit and enjoy the sylvan surrounds and beautifully planted beds and borders.

Two privately owned parking spaces are included in the sale – one is situated in the gated underground parking area whilst the other is situated above ground.

The parking space underground is oversized and many residents use the rear of the parking space as a small storage area, perfect for surfboards, kayaks etc.



## GENERAL INFORMATION

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR1 1NR.

**SERVICES** Mains water, drainage, electricity, gas. Zone controlled electric underfloor heating throughout with gas fired boiler providing the domestic hot water to a pressurised hot water cylinder.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Superfast broadband available – 80 Mbps download speed. 20 Mbps upload speed.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**TENURE Leasehold** 999 year lease from 2019. Remaining term of lease 993. Ground Rent Payable £250 per annum. Latest service charge payable £770.61 paid quarterly – which includes regular landscaping of the gardens, cleaning of the building and external areas including drainage channels, electrical chargers for the communal area, twice yearly servicing of the access gates and voice control system, yearly servicing for both lifts and smoke alarm system, building insurance, building warranty, remainder of a 10 year guarantee with BLP insurance.

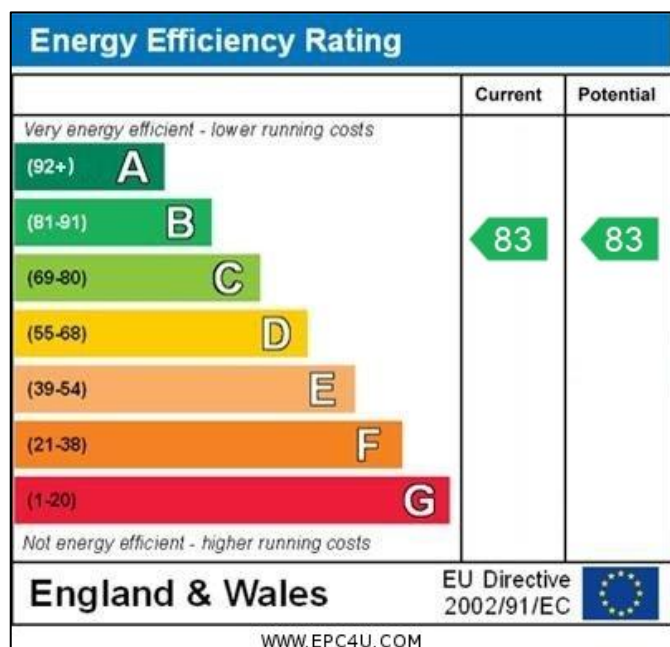
**DIRECTIONS** From Trafalgar roundabout take the exit past the Shell filling station onto the A39 and proceed along the section of dual carriageway until reaching a traffic light controlled junction at which point turn left onto Trevithick Road. Take the first left hand turning off Trevithick Road onto Tremorvah Barton then the entrance to The Hideaway will be seen after a few yards on the right hand side. The long tree lined drive leads to a remote controlled entry gate.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

#### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**

