



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR63088071

£825,000

**Penthouse Apartment, 15 The Hideaway,
Tremorvah Barton, Truro, Cornwall, TR1 1NR**

LEASEHOLD



A penthouse apartment of a standard and scale available nowhere else in Truro offering vast highly specified 3 double bed roomed, 3 bathroomed accommodation with private roof terraces, hot tub, four secure parking spaces and lift access, in an exclusive leafy gated community. Completed recently and one of only 14 apartments of the highest order. This penthouse will not fail to satisfy even the most discerning buyers searching for a home within walking distance of Truro city centre.





SUMMARY OF ACCOMMODATION

Lift arriving at a private lobby, hall, enormous open-plan kitchen/dining/living room under a high ceiling, opening to front and rear roof terraces with a hot tub. 3 double bedrooms all opening to roof terraces and all en-suite. Laundry room, plant room/store.

Outside Long driveway to an electrically gated entrance and remote operated door to underground parking for two cars, in addition to parking for two vehicles above ground. Visitor parking on site. Video entry system to the gate and into the building with stair and lift access.

DESCRIPTION

Apartment 15 is one of only two penthouses in the recently constructed 'The Hideaway' exclusive apartment building. The lift delivers you straight to your front door and once inside everything is on a grand scale as the apartment itself is 1,785sq.ft. plus it has roof terraces of 745sq.ft. but what is most surprising is the unbelievably high ceiling in the massive open-plan kitchen/dining/living room. This space has clever concealed mood lighting, a contemporary gas fire, enormous windows all the way up to the ceiling and sliding glazed doors onto front and rear roof terraces. The kitchen features a long island with breakfast bar to one side, instant boiling water tap, two full height fridge/freezers, a wine fridge and coffee machine.

The main roof terrace stretches along the south east side of the apartment providing plentiful outdoor entertaining space with its own hot tub and this can also be accessed from two of the bedrooms. The third of the 3 double bedrooms opens onto its own private roof terrace and each of the bedrooms also has en-suite shower or bathrooms. In addition, there is a store room, laundry room and plant room.

The name The Hideaway tells a story of the very special setting that this incredible apartment building occupies. Many people who have lived in the area for years will not have known of this tree lined location so close to the centre of Truro and it has proved the perfect location to create the most highly specified, attractive and well designed apartments in the city. A long curving driveway leads through the woodland to a remote controlled electrically gated entrance with remote entry system to the apartment. Inside there is visitor parking and the apartment has two secure underground parking spaces below the building and 2 further allocated spaces above ground. Beautifully landscaped pathways, raised striking yet low maintenance beds and of course the original trees surround the building but do not hamper the outlook over the city.

The exterior is a mix of stone and wood facing with more contemporary materials and extensive glazing creating a harmonious yet very modern building indeed. The interior of the apartment is much more than the specification as the layout, colour scheme, choices of materials all the way down to the colour of the door handles and flooring is what helps turn this penthouse into a truly great place to live.



SPECIFICATION

- Electric underfloor heating with individual room temperature controls.
- Mains gas fired boiler and pressurised hot water cylinder supplying domestic hot water.
- Air conditioning system to bedroom 1.
- Remote controlled entrance gate and underground garage door.
- Remote intercom system for guest access.
- Lift and staircase access to the apartment including from the underground garage.
- 2 parking bays in the underground garage, and 2 above ground in the car park.
- Visitor parking spaces externally.
- Velfac double glazed powder coated aluminium windows and sliding doors with toughened framed glazing and brushed steel handrails to the balconies.
- Lighting systems including colour controllable LED downlights and dimmer controls.
- Engineered wood flooring with carpets in the bedrooms.
- Power sockets with additional USB charging points.
- Omega kitchen with Neff appliances throughout including induction hob, 2x full height fridge/freezers, oven, built-in microwave, dishwasher, wine fridge and coffee machine. Minerva composite worktops, downdraught worktop extractor and filtered instant filtered boiling water tap.
- Contemporary Roca sanitaryware and vanity storage in the bath and shower rooms including taps and shower heads. Contemporary heated towel rails, fully tiled floors and walls, concealed cistern wc's and illuminated mirrors with defrost heaters and shaver points.

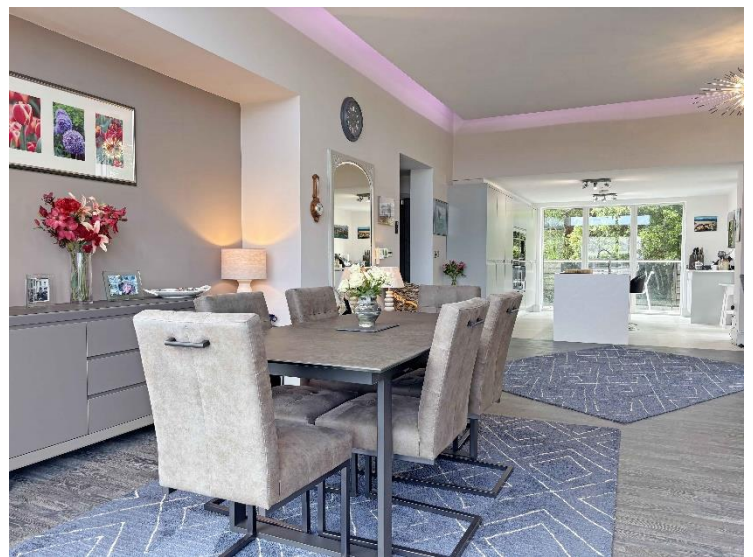


LOCATION

The location of The Hideaway has many, many benefits, with all of the facilities of Truro on the doorstep. 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. Watersports 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.





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 3NR.

SERVICES Mains water, drainage, electricity, gas. Zone controlled electric underfloor heating throughout with gas fired boilers providing the domestic hot water to pressurised hot water cylinders. Air conditioning to bedroom 1.

MOBILE PHONE COVERAGE All major providers likely.

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

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

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 where one of our agents will meet you.

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.

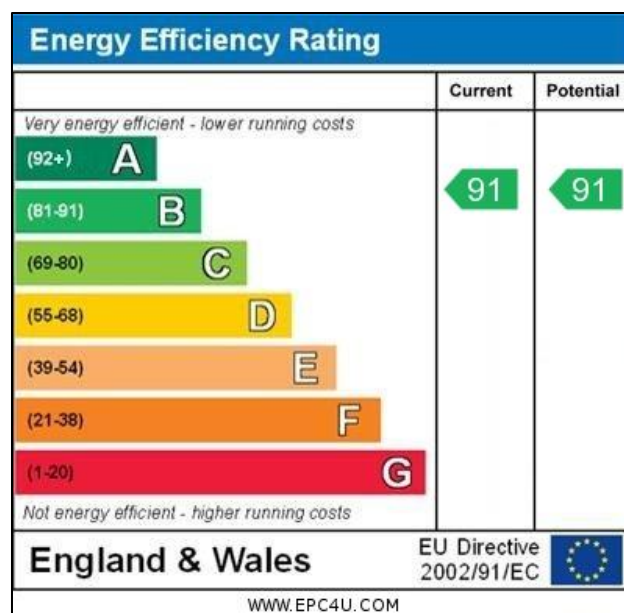
LEASE Remainder of a 999 year lease. Ground Rent £250 per annum. 2024/2025 service charge circa £5,096.39 per annum to include regular landscaping of the gardens, cleaning of the building and external areas including drainage channels, electricity for the communal areas, twice yearly servicing of the access gates and voice control system, yearly servicing for both lifts and yearly servicing of the smoke alarm system.

BUILDING WARRANTY Remainder of a 10 year guarantee with BLP Insurance.

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.



THE HIDEAWAY
BOUTIQUE CITY LIVING

THIRD FLOOR APARTMENT 15

Dining & Lounge	7.2m x 7.1m (23'6" x 23'2")
Kitchen	4.1m x 3.7m (13'4" x 12'1")
Bedroom 1	4.5m x 4.3m (14'7" x 14'1")
Bedroom 2	3.7m x 3.7m (12'1" x 12'1")
Bedroom 3	3.4m x 5.5m (11'1" x 18')
TOTAL	165.8m² (1785ft²)
+ BALCONIES	69.2m² (745ft²)

