



23 Chy Bre, Tresawya Drive, Truro, TR1 2GF

Guide Price £250,000

A high specification 2 bedroom modern apartment, with family bathroom and an additional en-suite (we understand number 23 is the only apartment with an en-suite in the block), as well as private and secure gated parking. The development is located close to the centre of Truro and its many amenities. The apartment has benefited from investment and is presented to a high standard, to be sold with no onward chain.

Key Features

- 2 double bedrooms
- Secure underground parking
- Recently re-decorated with the installation of an en-suite
- Modern apartment
- Forming part of a modern development
- EPC rating B



THE ACCOMMODATION COMPRISES

COMMUNAL HALLWAY

Lift from the under-ground car parking, access to Numbers 22 and 23 Chy Bre only, tall glazed screen with door opening onto an attractively landscaped communal courtyard garden. Internal glazed door and staircase providing pedestrian access to the exterior.

RECEPTION HALL

Number 23 enjoys a particularly deep private reception hall with window to the property's own balcony. Video entry phone system, telephone point, electrical trip switching, radiator, double doors to broad, full height storage cupboard.

LIVING ROOM

A quite exceptional, light, open-plan, triple aspect room with full height screen to two elevations, one of which has a casement door opening onto the property's private paved balcony with hardwood handrail and ornamental balustrading - all providing a slightly elevated outlook over Tresawya Drive.

LOUNGE AREA

Double doors opening from the reception hall, radiator, telephone point and TV aerial sockets etc, peninsula unit/breakfast bar opening into the:-

KITCHEN AND DINING AREA

Well appointed with a comprehensive range of high gloss white base and wall units with brushed steel handles, round-edged worksurfaces and complementary tiled splashbacks. Inset stainless steel sink unit with mixer tap and cutlery drainer, integrated Indesit washing machine, fitted Blomberg fridge and freezer cabinets below the peninsula unit. Hotpoint dishwasher, four-ring stainless steel gas hob with stainless steel splashback, illuminated filter canopy over and, below, an Electrolux double oven/grill. Wall cupboard housing Main gas fired boiler providing domestic hot water and central heating. Additional radiator, windows to three elevations, including two full height screens, providing an ideal sitting/dining space, again with views over the development.

BEDROOM ONE

Window to the rear elevation, radiator, TV aerial socket, door to:-

EN-SUITE SHOWER ROOM/WC

Attractively appointed with a white three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and broad walk-in fully tiled shower cubicle with mains-powered twin head shower. Ceramic tiled flooring, inset downlighters, tall towel rail/radiator, illuminated wall mirror with shaver socket.

BATHROOM/WC

Again, attractively appointed with a white contemporary three-piece suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, low flush WC and panelled bath with handgrips, glazed shower screen and Mira instant shower. Part tiled walls, inset downlighters, radiator, extractor fan, shaver socket. Broad wall mirror with inset downlighters.

BEDROOM TWO

Full height corner window with views over the communal

courtyard garden to the original city hospital building. Radiator, TV aerial socket, telephone point.

THE EXTERIOR

UNDER-GROUND PARKING

Accessed from Infirmary Hill, off Corte Spry, through electronic gates operating by way of a key code or fob. Proceed across the brick pavia forecourt of William Wood House and take the entrance into the under-ground car parking. Follow the signs in a clockwise direction and the numbered space for Number 23 will be found on the right-hand side, close to returning to the entrance/exit. Within this under-ground parking is the bin storage, additional visitors parking spaces, cycle store and door (with key code) to lift shaft leading to Number 23.

COMMUNAL AREAS

The apartment is within a select and secure gated development with underground allocated parking space, There is visitor parking available. Surrounding the apartment are large, level and beautifully planted communal gardens and grounds.

VISITOR PARKING

Visitor parking within secure parking area.

GENERAL INFORMATION

SERVICES

Main gas, electric, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Leasehold - 199 year lease commencing 2007. Service charge £207.49 per month (£2,489.88 per annum) payable to Livewest Homes Ltd. Ground rent £100 per annum. We understand there are no restrictions on holiday letting and pets.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

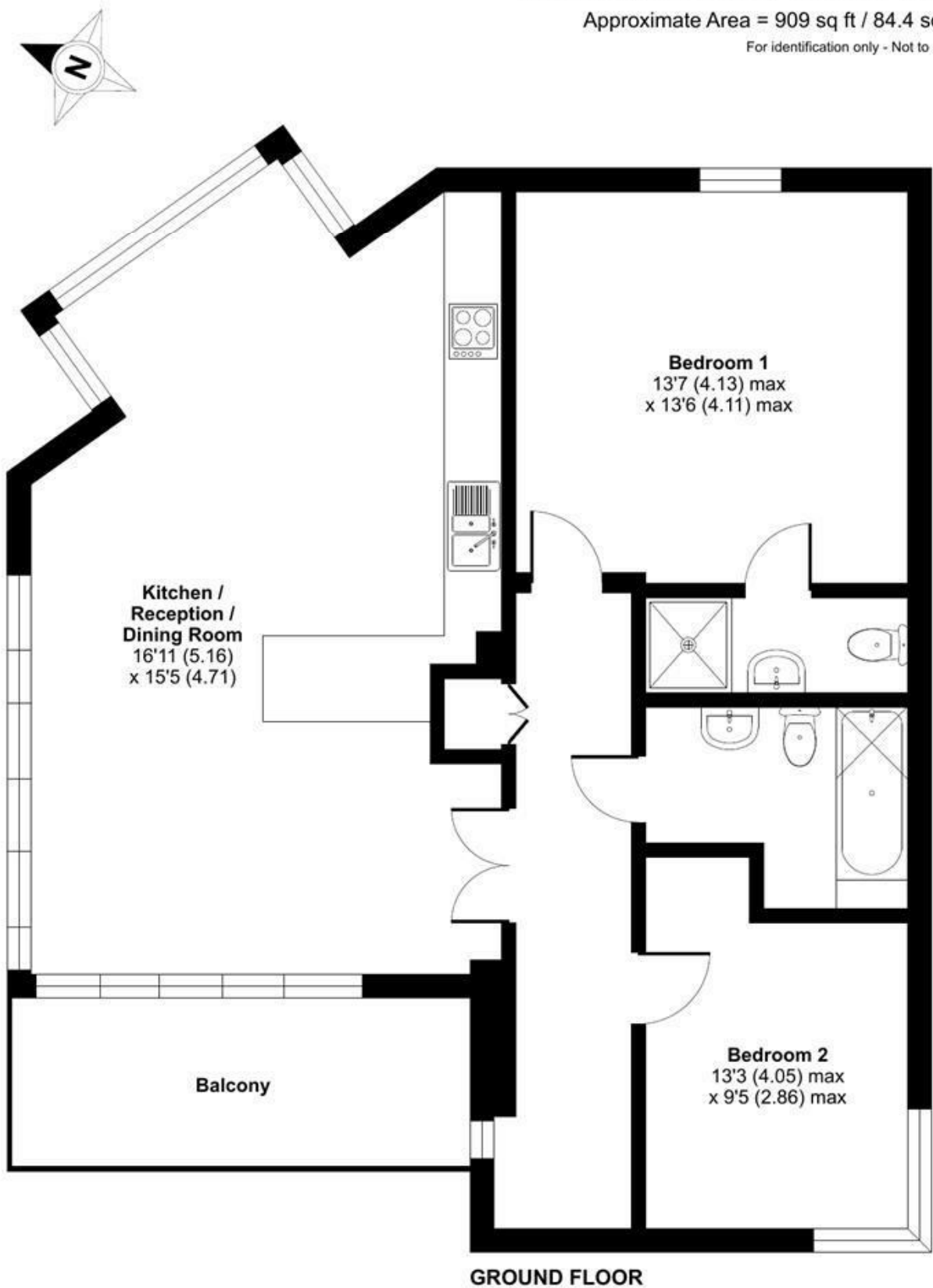
Proceed into the city of Truro from the Falmouth direction along Falmouth Road. At the top of Lemon Street, immediately after The Thomas Daniel, turn left into Infirmary Hill and follow the road into Truro Health Park. Tresawya Drive is then the first turning on the right and the pedestrian entrance to Number 23 will be found on the right-hand side.



Floor Plan

Tresawya Drive, Truro, TR1

Approximate Area = 909 sq ft / 84.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1255044