



## Apartment 3, Sterling Court, Truro Hill, Penryn, TR10 8DB

Guide Price £295,000

PRELIMINARY ANNOUNCEMENT OF SALE - PHASE 1 - APARTMENT 3

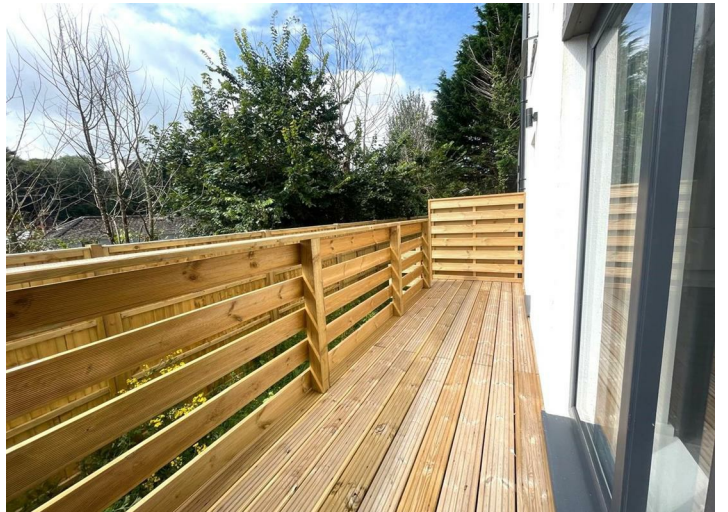
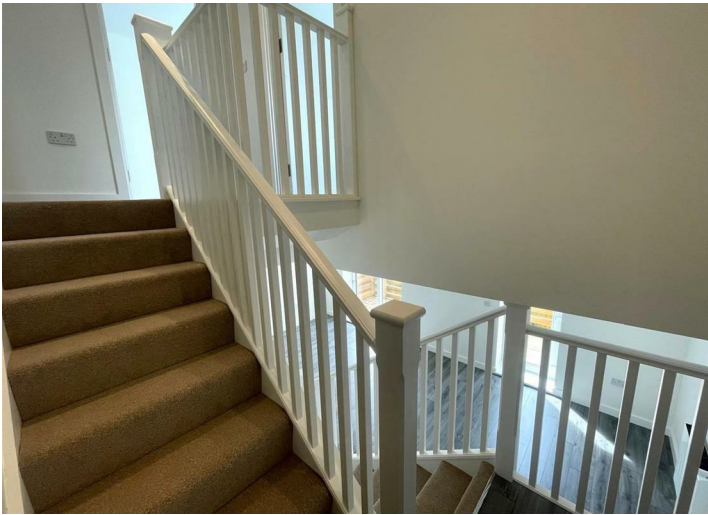
Sterling Court is a brand new, purpose built block of modern residential apartments, finished to an excellent standard throughout. Located at the bottom of Truro Hill, the individual apartments within the building are very conveniently located, just outside of Penryn, and within easy reach of Falmouth.

Apartment 3 comprises of 2 bedrooms over 3 levels, a private terrace and an allocated parking space.

### Key Features

- 2 bedrooms
- Forming part of a brand new, purpose built block
- Allocated parking
- EPC rating tbc
- Finished to an excellent standard
- Fully-fitted and ready to be moved into
- Communal grounds





## THE LOCATION

Penryn is a small and historic port on the south coast of Cornwall, chartered in 1236. During the 19th Century, the town was known for the export of granite, used in such buildings as the Bank of England and many of the country's lighthouses. The town is home to Penryn Campus, a large university campus occupied by two institutions – Falmouth University and the University of Exeter. Over recent years the area has thrived, due to a significant increase in student population, in turn having a positive impact on local businesses. The scenic Helford River is a short drive away, with areas such as Falmouth, Truro and Helston in close proximity, making this attractive town a perfect place for those seeking a quieter lifestyle, while being conveniently close to the liveliness of larger towns.

## STERLING COURT

An exciting opportunity for residential buyers and investors to acquire a property within this purpose-built block of high specification apartments just outside the centre of Penryn. Sterling Court comprises 18 apartments, ranging from 1 to 2 bedrooms, and has been finished to a high standard throughout. To the outside of the property is parking for approximately 10 cars. With a severe shortage of high-end new build accommodation in Penryn, we believe this will be of wide appeal to various buyers.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity and drainage are connected to the property. Electric heating.

### TENURE

The apartments will all be issued new 999 year leases at peppercorn rents with service charges to be finalised.

### POSSESSION

Immediate vacant possession upon completion of purchase, with the added benefit of no onward chain.

### VIEWING

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

# Floor Plan