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### **£175,000 LEASEHOLD**

**A well-presented two bedroom Ground Floor Apartment, open plan kitchen/living room, no onward chain, allocated parking space, communal gardens, double glazed and centrally heated.**

**TRELOWEN DRIVE, PENRYN, CORNWALL**

**EPC - C**



## PROPERTY DETAILS

Located in the popular area of Penryn and just a short distance to the City Centre, this well-presented two bedroom Ground Floor Apartment offers modern living, with convenient access to local amenities, transport links, and the stunning Cornish coastline. The apartment features an open plan kitchen/living room, ideal for contemporary living, two good sized bedrooms, a modern fitted bathroom, double glazing and central heating. Externally, there is an allocated parking space and well-maintained communal gardens, providing outdoor space to enjoy. Being sold with no onward chain, this is an excellent home for first-time buyers, purchasers looking to downsize or buy-to-let investors.

### COUNCIL TAX BAND – B

Communal entrance via entry phone system with private door to;

#### ENTRANCE HALL

A spacious entrance hall, panelled radiator, wood laminate flooring, wall mounted entry phone system, radiator, doors lead off the entrance hall providing access to all rooms.

#### OPEN PLAN KITCHEN/LIVING ROOM

**20'0 x 14'4 narrowing to 9'1 (6.1m x 4.4m narrowing to 2.8m)**

The living area comprises of two panelled radiators, wood laminate flooring, UPVC double glazed French door to balcony. A peninsula unit divides the living area from the kitchen. The kitchen comprises of a good range of white shaker style base and eye level storage cupboards, fitted worktops, inset single bowl single drainer stainless steel sink unit with integrated washing machine under, integrated oven and 4 burner gas hob with extractor canopy over, part-tiled walls, ceiling spotlights, space for an upright fridge freezer.

#### BEDROOM ONE

**12'4 x 9'8 (3.8m x 3m)**

Panelled radiator, UPVC double glazed box bay window to front and side elevations, built-in double wardrobe, radiator.

#### BEDROOM TWO

**9'8 x 8'2 (3m x 2.5m)**

Radiator, built-in storage cupboard housing a wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to rear elevation.

#### BATHROOM

White suite comprising panelled bath with mixer tap and shower over, fully tiled surround and glazed shower screen, low level WC, pedestal basin, heated towel rail, half-tiled walls, ceramic tiled flooring, shaving socket, opaque UPVC double glazed window to side elevation.

#### OUTSIDE

To the front of the property is an allocated parking space, whilst communal gardens surround the property. At the side of the block of apartments, there is a useful bin store and shed for the use of all three apartments within the block.

## **ADDITIONAL INFORMATION**

The tenure of the property is leasehold with 988 years remaining on the lease. There is a management charge of £135.00 per month (this includes grounds & building maintenance and buildings insurance. Ground rent is payable of £300.00 per annum.

## **BUYERS INFORMATION**

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

## **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

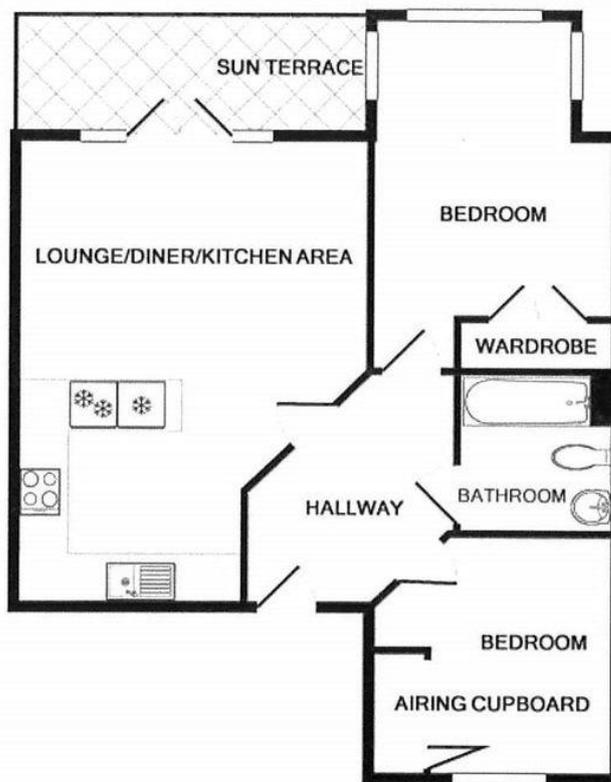
### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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