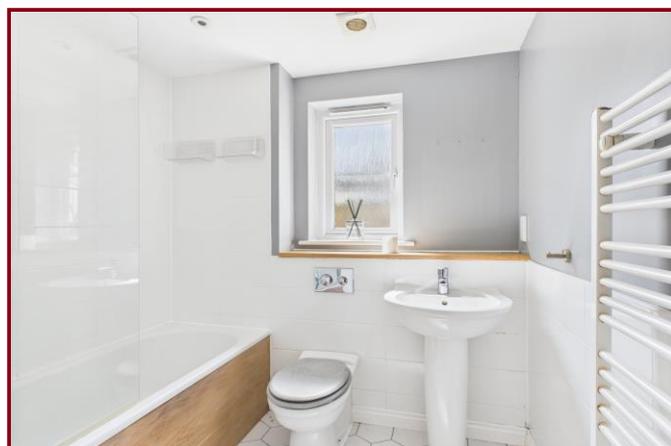




**MAP estate agents**  
Putting your home on the map

**Trelowen Drive,  
Penryn**

**£175,000  
Leasehold**





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## **Property Introduction**

This ground floor two bedroom apartment is just one of three in the building and benefits from a lovely outlook overlooking a park with a south facing balcony off the lounge.

The apartment is light and bright throughout with two double bedrooms, one with fitted wardrobes and the other with a handy workstation ideal for those working from home.

There is a communal garden to the rear of the building and an allocated parking space to the front.

## **Location**

Trelowen Drive was built by Bovis Homes and is a development comprising largely detached house, semi-detached houses and a small development of apartments. There is a communal play park for residents and a footpath directly from the estate will take you into the nearby College and Argal reservoirs with beautiful walks to enjoy. The Asda supermarket is within half a mile as is access onto the A39 which provides excellent links to Falmouth and Truro and beyond.

Penryn has a range of mainly independent shops, pubs, a doctors surgery and a highly respected secondary school whilst there are several local primary schools.

### **ACCOMMODATION COMPRISES**

Communal entrance door with security entry system. Apartment door opens to:-

### **ENTRANCE HALL**

A spacious hallway with entry phone system. Storage cupboard. Doors off to:-

### **KITCHEN/LOUNGE/DINER 19' 8" x 14' 8" (5.99m x 4.47m)**

A range of wall and floor mounted cupboards with worktop over incorporating a sink and drainer with tiled splashback. Integrated oven and hob and extractor hood above. Space for fridge/freezer.

Integrated washer/dryer. Laminate flooring. The lounge area has two radiators with doors opening to a:-

### BALCONY 13' 10" x 4' 7" (4.21m x 1.40m)

The balcony is south facing and enclosed with privacy glass screening and overlooks the communal gardens.

### BEDROOM ONE 12' 7" x 10' 1" (3.83m x 3.07m) maximum measurements plus door recess

A triple aspect room with built-in wardrobes to one wall. Radiator.

### BEDROOM TWO 10' 1" x 7' 2" (3.07m x 2.18m) plus door recess, irregular shape

Double glazed window overlooking the garden. Radiator. A useful large cupboard that opens with folding doors to reveal a work station with desk and an inner cupboard with gas boiler. Display shelving.

### BATHROOM

Bath with shower over with tiled surround, pedestal wash hand basin with shelf and mirror above and concealed cistern WC. Double glazed obscured window. Tiled flooring. Extractor fan and heated towel rail.

### LEASEHOLD INFORMATION

Remainder of a 999 year lease expiring in 3012. The current service/maintenance charge of £135.00 per month to include cleaning of the communal area, upkeep of the gardens, buildings insurance and maintenance to the building. The ground rent is £300.00 per year.

### SERVICES

Mains water, mains drainage, mains electric, mains gas.

### AGENT'S NOTE

The Council Tax band for the property is band 'B'.

### DIRECTIONS

Follow A39 to roundabout beside Asda- follow road into the side of the Asda car park and continue towards the rear of Asda with the supermarket on your left hand side. Follow the road up and as you come in to the development the apartment is the first block on the left hand side. If using What3words:- remark.create.chimp

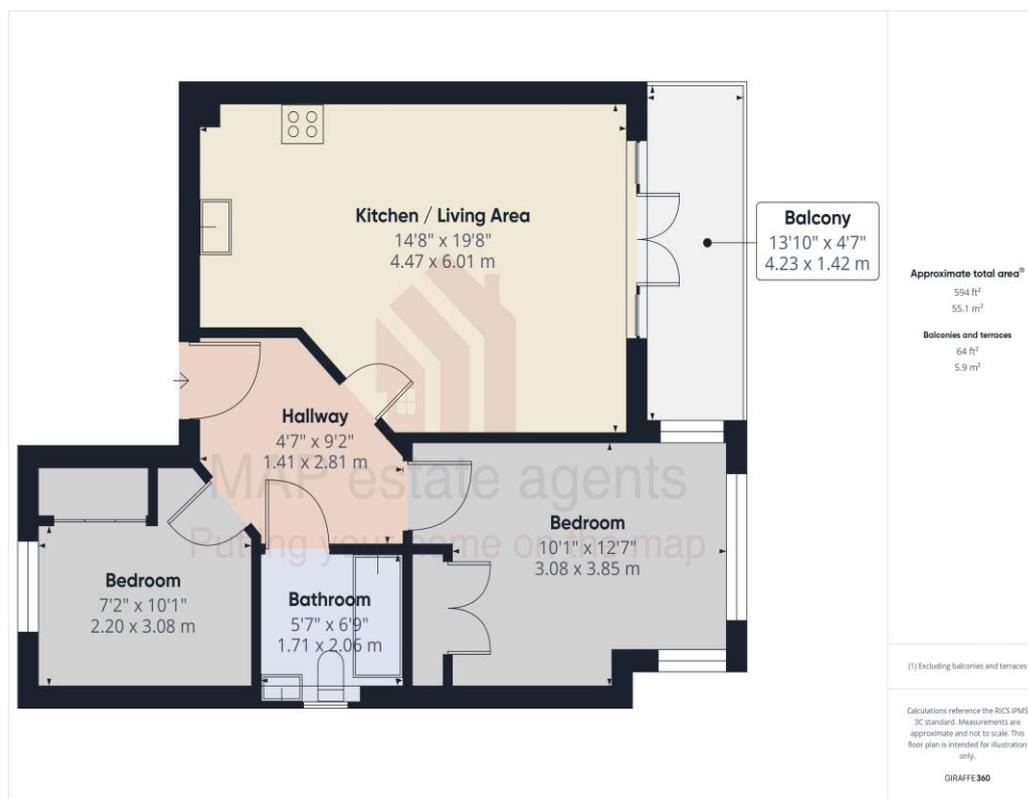


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Ground floor apartment looking out to the park
- Located on small development close to amenities
- Open plan lounge/kitchen/diner
- Lounge with south-facing balcony off
- Kitchen with fitted oven/hob and washer/dryer
- Two bedrooms, principal with fitted wardrobes
- Second bedroom has workstation and fitted desk
- Modern bathroom
- Communal well kept rear 27 trelogarden and shed
- Allocated parking space



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