

FOR SALE



Trelowen Drive, Penryn
Guide Price £195,000


MARTIN&CO

Trelowen Drive

Guide Price £195,000

- GROUND FLOOR
- ALLOCATED PARKING SPACE
- VERY GOOD CONDITION
- GAS CENTRAL HEATING
- CONVENIENT FOR A39

A lovely, light-filled, modern, two-bedroom ground floor apartment, with a balcony, located on the outskirts of Penryn, in excellent condition, with allocated parking and easy access to the A39.



The entrance to the building is to the rear of the property, via a gate which takes you into the private, communal garden. The apartment has a spacious hallway which give the property a good feeling of space when you enter. There is a spacious open-plan kitchen / lounge / diner, with sliding glass doors which let in lots of light and open onto a balcony. The kitchen is fully fitted, with integrated fridge, freezer and washing machine, plus an electric oven and gas hob with extractor hood. The master bedroom is a large double, with a box bay window providing lots of natural light and plenty of space for storage as well as a built-in wardrobe. The second bedroom will also fit a double bed and has a built-in cupboard which houses the gas combi-



boiler. The bathroom is mostly tiled and has mains powered shower over the bath with a shower screen. There is a pedestal bath and a WC with a concealed cistern and push-button flush. Externally there is a grassed communal garden which is shared by the block of three flats as well as a shared storage shed. There is an allocated parking space adjacent to the block and unrestricted guest parking on nearby roads.

Leasehold – 999 years from 1st June 2013 / approximately 986 years remaining.

Gas Heating and Hot Water

Mains Gas, Electricity and Hot Water

UPVC Double Glazing

EPC - C

Council Tax Band - B

Service charge - £155 per month approximately.

Ground Rent - £300 per annum

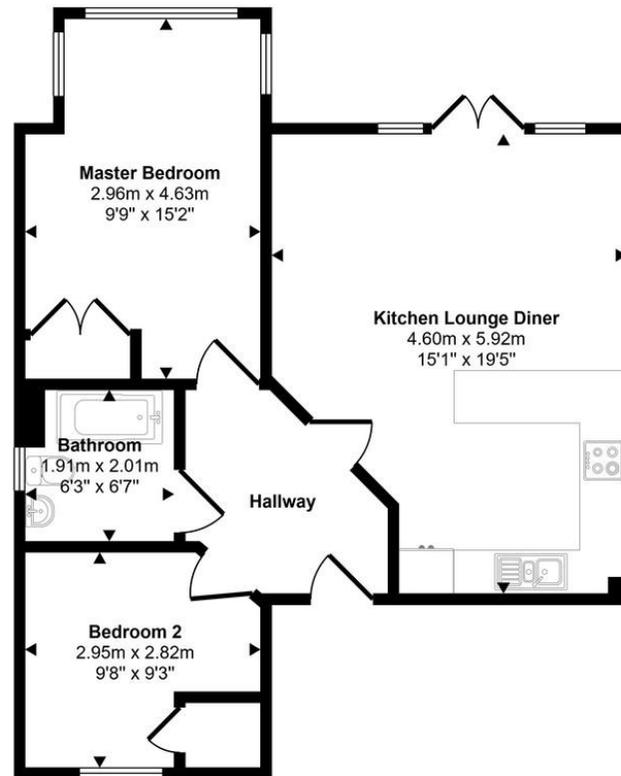
Managing Agents : First Port

LOCATION:

Trelowen Drive is a sought-after residential area on the outskirts of Penryn, with a good bus service just a 10 minute walk / 0.4 miles to Asda supermarket. The University of Exeter, Penryn campus, is under 1m away, with Penryn town centre around also around 1mile / a half hour walk away. Penryn has an active community and good everyday facilities, including a primary and secondary school, plus Lidl, Sainsbury's and Asda supermarkets. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous historic pubs nestled amongst its cobbled streets. The town benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington.



Approx Gross Internal Area
58 sq m / 619 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.