



CLIVEPEARCE
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£280,000

Located in

Truro



www.clivepearceproperty.com



Chyvelah Road

Truro | Cornwall | TR3 6FE



An immaculately presented two double bedroom, two bathroom penthouse style apartment with luxurious sun deck, parking with EV charging and communal garden, located right in the heart of Threemilestone. Mains gas central heating with electric under floor heating to the bathrooms and air conditioning to the primary en-suite bedroom.

Chyvelah Road

£280,000 Leasehold - Share of Freehold



- Two double bedrooms
- Impressive sun terrace / balcony
- Quality bathrooms with under floor heating
- Useful utility cupboard plumbed for washing machine
- Communal gardens
- Penthouse style apartment
- Stylish kitchen with high quality Siemens appliances
- Full fibre broadband
- Private parking space with 7.5KW EV charging point
- Bedroom one with air conditioning unit

TOP FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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