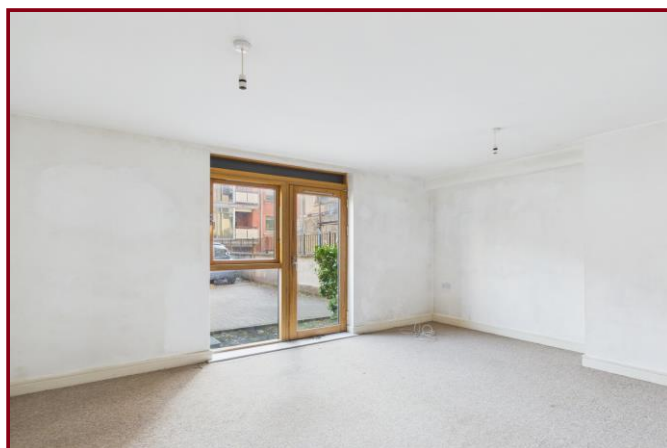




**MAP estate agents**  
Putting your home on the map

**Tresawya Drive,  
Truro**

**£160,000  
Leasehold**





**Tresawya Drive, Truro**

**£160,000**  
**Leasehold**

## Property Introduction

An opportunity to purchase this ground floor apartment situated within the popular Corte Mear Drive ideally located for access to the amenities of the city centre.

Being sold with vacant possession and to cash buyers only, it represents an ideal investment opportunity while being sold with the advantage of secure parking with a single garage.

Accessed via a communal entrance as well as the garage, the accommodation has a gas fired central heating system along with double glazed windows and doors and briefly comprises of a kitchen, lounge, two bedrooms and a bathroom.

Please note, remedial works are currently underway to the external render and redecoration along with works to windows and patio doors.

## Location

Located within the perfect position for the many shops and amenities of the city centre, which include an array of popular restaurants, cafes, a cinema, a museum and the Hall for Cornwall located on the piazza.

Local parks, such as Victoria Gardens and Boscawen Park being situated in Malpas, offer recreational activities and a perfect position for water sports, such as kayaking and paddleboarding.

The south coast and the Maritime town of Falmouth offer sheltered sandy beaches such as Gyllyngvase, Castle and Swanpool and are renowned for their excellent sailing waters.

### ACCOMMODATION COMPRISES

Doorway to communal entrance hallway, built-in storage cupboards. Door to:-

**LOUNGE 15' 2" x 11' 6" (4.62m x 3.50m) maximum measurements into recess**

Double glazed door and window. Radiator.

### KITCHEN 9' 8" x 7' 9" (2.94m x 2.36m) plus recess

Double glazed window. Range of wall and base units having a range of working surfaces and incorporating an inset stainless steel single drainer sink unit. Part tiling to walls and storage cupboard housing gas fired boiler. Vertical radiator.

### BEDROOM ONE 11' 6" x 11' 5" (3.50m x 3.48m) maximum measurements into recess

Double glazed window. Radiator.

### BEDROOM TWO 11' 7" x 6' 7" (3.53m x 2.01m) maximum measurements, plus recesses

Double glazed window. Radiator.

### BATHROOM

Panelled bath with shower over and shower screen, pedestal wash hand basin with mirror over, close coupled WC, part tiling to walls and extractor fan. Radiator.

### OUTSIDE

As previously mentioned, the property has the advantage of its own secure parking with a single garage which also has direct access to the apartment. Whilst works are underway, there will be a period when external access to the garage will be blocked by scaffolding. The buyer will be offered a temporary parking space at a nearby location during this time.

### LEASEHOLD INFORMATION

Please be advised that there is a 199-year lease from 1st January 2007. The expected maintenance charge is £1,475.40 which includes building insurance.

### SERVICES

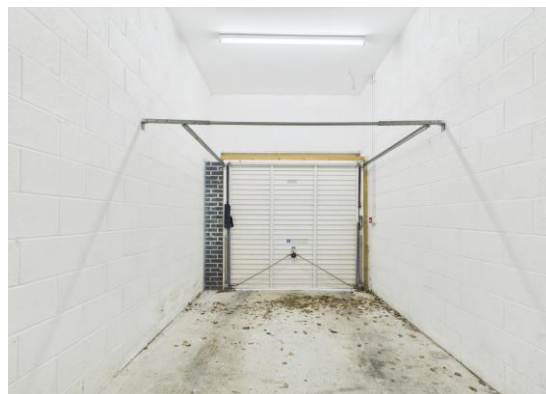
Mains drainage, mains water, mains electricity and mains gas.

### AGENT'S NOTES

The Council Tax Band for this property is Band 'C'. Remedial works are currently underway to the external render and redecoration along with works to windows and patio doors. Works are being carried out in 2027 to the block and once completed the block will have a satisfactory EWS1 rating.

### DIRECTIONS

Proceeding up Infirmary Hill, take the turning on the right-hand side into Tresawya Drive taking the second turning on the left-hand side. At the T-junction, turn left and the garage is located on the far right with access up the steps to the communal entrance. If using What3words: cove.bottle.echo

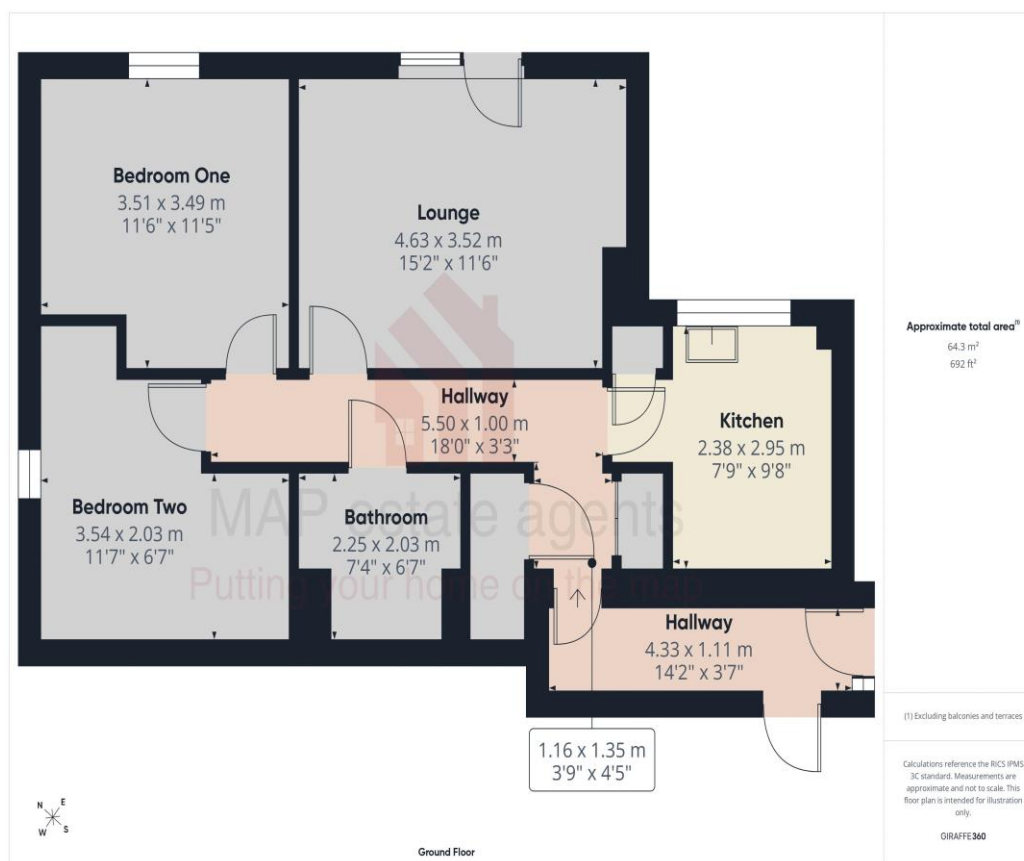


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 79      | 80        |
| (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                     |         |           |
| www.epc4u.com                               |         |           |



## MAP's top reasons to view this home

- Opportunity to purchase a ground floor apartment
- Two bedrooms
- Bathroom with electric shower
- Lounge with double glazed door to the outside
- Gas fired central heating system
- Double glazed windows
- Ideal location for access to city centre amenities
- Integral garage
- Chain-free sale
- Cash buyers only



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