

FOR SALE



Trelowen Drive, Penryn
Guide Price £190,000


MARTIN&CO

Trelowen Drive, Penryn

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- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOM
- ALLOCATED PARKING
- IDEAL LOCATION
- PRIVATE BALCONY

Lovely two-bedroom ground floor apartment located on the outskirts of Penryn, easy access to the A39.

DESCRIPTION Lovely two bedroom ground floor apartment located on the outskirts of Penryn, easy access to the A39. This apartment comprises an open-plan living, kitchen and dining area with a balcony, two double bedrooms, a family bathroom and allocated parking. Integrated appliances in the kitchen, gas central heating and double glazed throughout.

HALLWAY Spacious Hallway with access into all rooms

BEDROOM ONE 12' 11" x 10' 0" (3.94m x 3.06m) large bedroom with built-in wardrobe space



BEDROOM TWO 9' 7" x 9' 6" (2.94m x 2.91m) Large bedroom with cupboard that houses the boiler and storage.

BATHROOM 6' 9" x 6' 6" (2.06m x 2.00m) Modern bathroom with a low-level w/c and matching sink, Mixer Shower fitted over the bath.

KITCHEN/LIVING ROOM 18' 11" x 13' 6" (5.77m x 4.14m) Comfortable living space with a fully integrated kitchen including integrated Fridge Freezer and Washing Machine.

BALCONY 11' 4" x 4' 4" (3.47m x 1.33m)

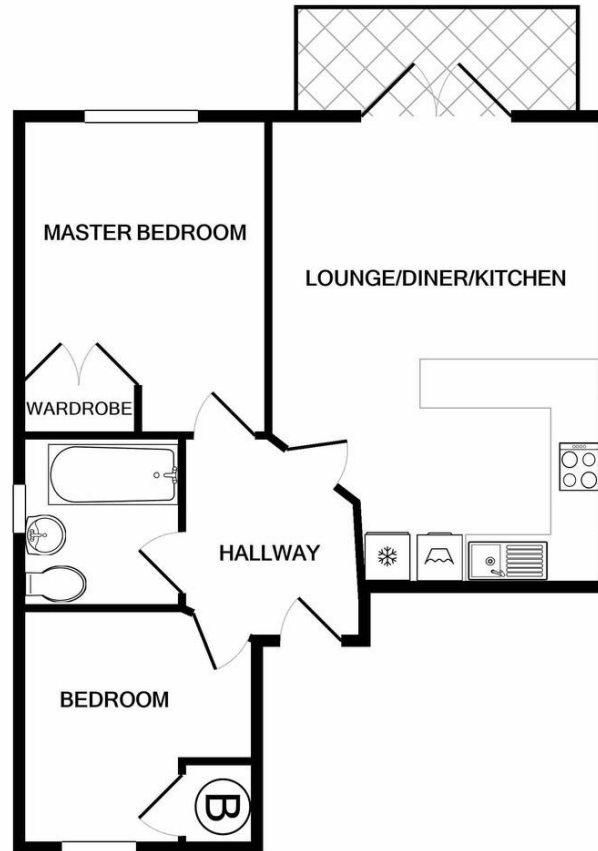
COMMUNAL GARDEN Communal garden shared by the block of three flats, also acts as the entrance to the building. Complete with a shared shed.

EPC - B
 Council Tax Band - B
 Service charge £1501 per annum approximately.
 Lease Length approximately 990 years remaining.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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