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# BILL BANNISTER

Sales & Lettings



## Flat 5 Tremorvah Court

Trevithick Road, Truro, TR1 1RL

**£185,000**



Offered for sale with no onward chain, this lovely modern first floor flat benefits from well proportioned accommodation with two bedrooms, an open plan lounge/dining area with doors out to a balcony, a fitted kitchen and a shower room. The property has gas fired heating and this is complemented by double glazing. Externally there are communal gardens and communal parking plus the distinct bonus of a single garage.





Within a block of eight properties, we are delighted to offer for sale this first floor, two bedroomed apartment with level access, offering a separate garage and parking with the further bonus of no chain. The two double bedrooms complement an open plan living area with sliding doors onto a balcony giving pleasant views over very well maintained communal gardens. A generous entrance hall with storage cupboards leads into two bedrooms, a shower room and the open plan living/kitchen/dining area. Double glazed windows and gas fired central heating are present throughout. The single garage is situated in a block within the communal grounds. Truro is renowned for its variety of retail shops, comprehensive selection of restaurants and bars as well as private and state schools with main line railway links and many cultural facilities.

Upvc double glazed front door with two obscure glazed panels with an obscure glazed side panel leading to:

HALLWAY

Boxed-in radiator, a loft hatch, two storage cupboards with shelving and a smoke alarm. Door leading to:

L SHAPED LOUNGE/DINING ROOM

LOUNGE AREA

12'4" x 15'8" (3.76m x 4.78m)

The living area has sliding double glazed patio doors leading out to a balcony overlooking the rear communal gardens.

DINING AREA

9'1" x 7'5" (2.79m x 2.28m)

A upvc double glazed window overlooking the rear communal gardens with a deep wooden sill. Carbon monoxide alarm. Leading to:

OPEN PLAN KITCHEN

8'8" x 5'7" (2.66m x 1.71m)

Fitted with a range of eye level and base level cupboards and drawers with roll edge work surfaces. Built-in gas hob with an extractor over plus a built-in electric oven and grill. Stainless steel sink and drainer with tiled splash backs. Plumbing for white goods, space for fridge/freezer and a Worcester boiler.

BEDROOM 1

8'7" x 12'10" (2.62m x 3.93m)

Double glazed window overlooking the front aspect with a radiator under.

BEDROOM 2

7'8" x 9'8" (2.35m x 2.96m)

Double glazed window overlooking the front aspect with a radiator under.

SHOWER ROOM

6'3" x 5'2" (1.93m x 1.60m)

Partially tiled with a low level wc, wash hand basin and a medicine cabinet. Thermostatic shower with a glass screen and a tiled splashback. Obscure double glazed window to the side aspect and a radiator.

OUTSIDE

To the front there is communal parking together with a GARAGE 5.53m x 2.50m (18'1 x 8'2) with an up and over door, lighting and power. To the rear there is a well maintained communal garden which is primarily lawned with a range of mature bushes and shrubs giving a very pleasant outlook.

DIRECTIONS

From Trafalgar roundabout by the petrol station proceed up Tregolls Road passing the Alverton Manor Hotel on the left hand side. Take the next turning left into Trevithick Road and Tremorvah Court will be found on the right hand side.

AGENTS NOTE

TENURE: Leasehold - 999 years commenced 23rd June 1997. Service Charge £110 per calendar month. Ground Rent £50 per annum.

COUNCIL TAX BAND: C.

SERVICES

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

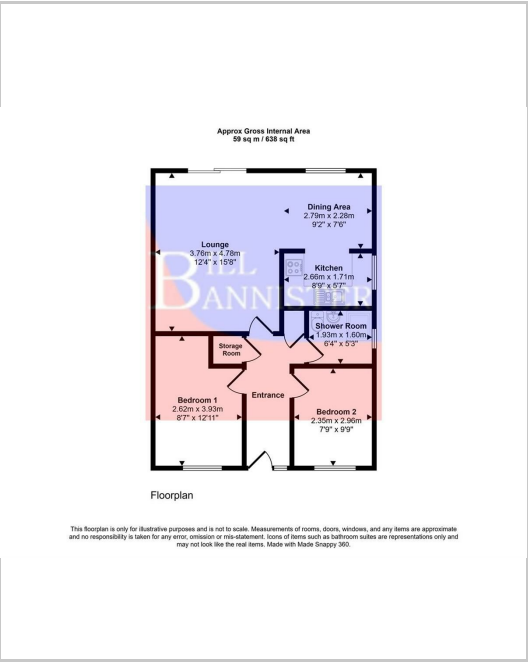
Broadband highest available download speeds - Standard 15 Mbps, Superfast, 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

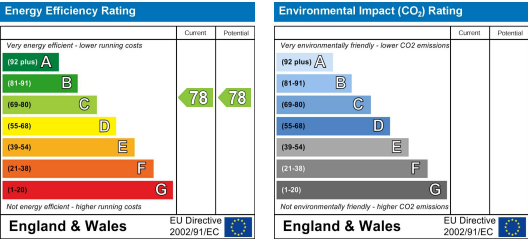
Area Map



Floor Plans



Energy Efficiency Graph



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