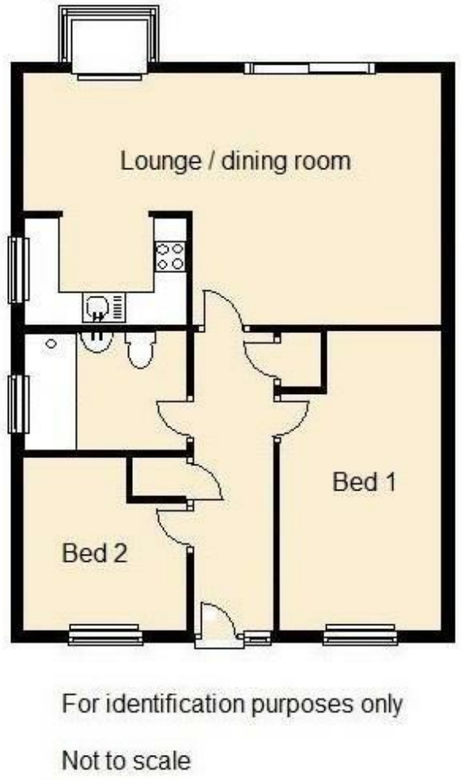
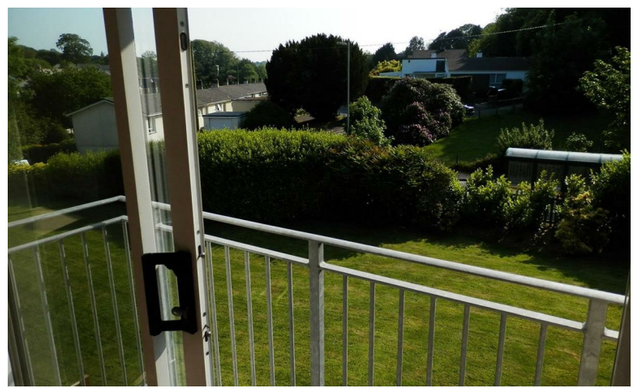
# TREVITHICK ROAD, TRURO




For identification purposes only

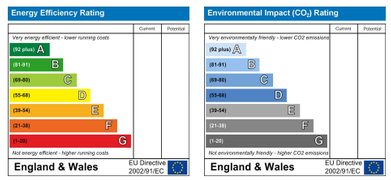
Not to scale



## Key Features

- Two Bedrooms
- Bathroom
- Double Glazing
- Communal Gardens
- Ideal Buy to Let
- Open Plan Living
- Gas Central Heating
- Parking
- No Chain
- Garage

## Energy performance rating







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RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

## 6 TREMORVAH COURT TREVITHICK ROAD, TRURO, CORNWALL, TR1 1RL

### CITY APARTMENT WITH GARAGE

One of just eight apartments forming this small complex with parking and a garage. Entrance hall, open plan living/dining/kitchen, bathroom and two double bedrooms. Double glazed windows and gas central heating. Garage in a block and parking available in a communal area. EPC - C

## Guide Price £199,950

## THE PROPERTY

6 Tremorvah Court is one of just eight apartments within a small complex having well maintained communal gardens, a communal parking area and individual garages. Number 6 is situated on the first floor although unusually there are no steps to the apartment. In brief the accommodation comprises; entrance hall with storage cupboards, open plan living/kitchen/dining area with sliding patio doors leading out onto the small balcony, two double bedrooms and a bathroom. Double glazed windows and gas central heating are installed throughout. A single garage is situated in a block within the grounds of Tremorvah Court. The property is currently rented and hence immediately suitable as a buy to let investment.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALL

## OPEN PLAN LIVING ROOM

16'2" x 12'2" (4.93m x 3.71m)

## DINING AREA

9'10" x 7'3" (3m x 2.21m)

## KITCHEN

9'3" x 6'0" (2.82m x 1.83m )

## BEDROOM 1

13'3" x 8'9" (4.06m x 2.69m)

## BEDROOM 2

10'0" x 7'10" (3.05m x 2.39m )

## BATHROOM

## OUTSIDE

The communal gardens lie primarily to the front of the building and are laid to lawn with dense hedge boundaries. Parking is available in a communal area and there is a:-

## SINGLE GARAGE

19'1" x 7'1" (5.84m x 2.16m )

## TENURE

999 year lease from 1997 with each apartment owner benefiting from a share of the freehold (Tremorvah Management Company Ltd). There is a service charge payment of £80 per month currently, but this is subject to annual review. No ground rent is currently payable.

## SERVICES

Mains water, electricity, gas and drainage.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From Truro city centre proceed in an easterly direction along the A390 and at the traffic light controlled cross roads part way up Tregolls Road turn left into Trevithick Road and then immediately right after the bus stop. Take the next right into Tremorvah Court.

## DATA PROTECTION

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