

TRURO

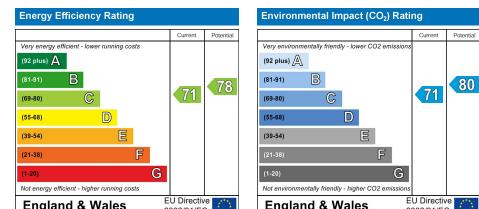


KEY FEATURES

- Two Bedrooms
- Open Plan Living
- Fitted Kitchen
- Bathroom
- Double Glazing

- Gas Central Heating
- Garage
- Communal Parking
- Communal Gardens
- No Chain

ENERGY PERFORMANCE RATING



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4 TREMORVAH COURT, TREVITHICK ROAD, TRURO, TR1 1RL
GROUND FLOOR APARTMENT WITH GARAGE SOLD WITH NO CHAIN

One of just eight apartments forming this small complex, situated on the ground floor and with its own patio which leads directly onto the communal gardens. 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.

Sold with vacant possession and no onward chain.
EPC - C. Leasehold. Council Tax - C.

GUIDE PRICE £199,950

www.philip-martin.co.uk

Roseland 01326 270008

THE PROPERTY

4 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 4 is situated on the ground floor and in brief the accommodation comprises; entrance hall with storage cupboards, open plan living/kitchen/dining area with sliding patio doors leading directly out into the gardens, 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 sold with vacant possession and no onward chain.

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.

From the communal parking area a flight of steps lead down to the entrance to number 4. In greater detail the accommodation comprises (all measurements are approximate):

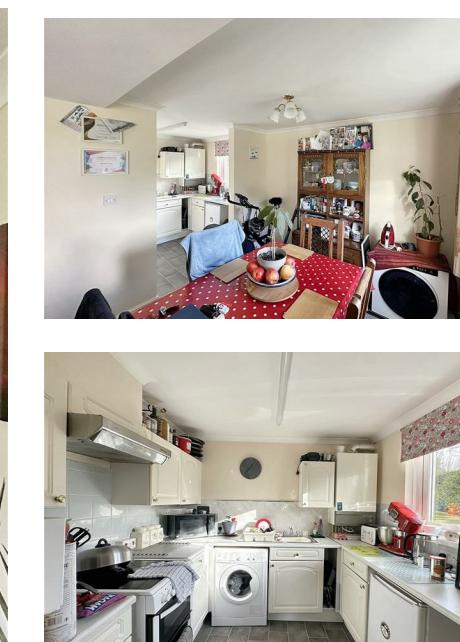
ENTRANCE HALL

Half obscured glazed door to rear with matching side window. Coving, telephone point, doors to all rooms and two shelved storage cupboards.

OPEN PLAN LIVING/DINING ROOM

13'7" x 12'10" plus 9' x 9' (4.14m x 3.91m plus 2.74m x 2.74m)

Sliding patio doors and door to front, coving, two radiators, t.v. point, two wall lights. Opening into:-



KITCHEN

9' x 7'2" (2.74m x 2.18m)

Fitted with a matching range of base and eye level units and drawers with tiled splashbacks, worktops over and single stainless steel sink and drainer inset. Space for under counter fridge, freezer and cooker with extractor hood over, and space and plumbing for washing machine. Window to side. Worcester Bosch gas central heating boiler.

BEDROOM ONE

10'9" x 8'10" (3.28m x 2.69m)

(measurements exclude wardrobes) Window to rear, coving, radiator and fitted wardrobes with shelving and hanging space with mirror fronted sliding doors.

BEDROOM TWO

8'1" x 9'8" (narrowing to 7'7") (2.46m x 2.95m (narrowing to 2.31m))

Window to rear, radiator and coving.

BATHROOM

8' x 5'8" (2.44m x 1.73m)

A coloured suite comprising panel bath with shower attachment over, tiled surround and screen, low level w.c. and pedestal wash hand basin. Coving, radiator and extractor fan.

OUTSIDE

The communal gardens lie primarily to the front of the building and are laid to lawn with dense hedge boundaries. A private paved patio is situated immediately in front of number 4 and is accessed from the living area. Parking is available in a communal area and there is a:-



SINGLE GARAGE

19'2" x 7'1" (5.84m x 2.16m)

(measured externally). Situated in a block with up and over vehicular door.

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 £110 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 and number 4 can be found on the ground floor on the left hand side of the building.

DATA PROTECTION

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