

SOLD STC

Guide Price - £215,000 Leasehold



Estate Agents

Lewis Haughton

**93 Trelowen Drive, Penryn,
Cornwall. TR10 9WT**

ABOUT THE PROPERTY

A well presented first-floor apartment which comprises of two double bedrooms, master bedroom benefits from built in wardrobes and dual aspect windows, bathroom and open plan living room and kitchen area with double doors out onto a private balcony overlooking the woodland and lake.

LOCATION

Penryn is an historic and ancient market town with an active community providing a variety of specialist shops, restaurants, galleries, public houses and sports clubs. The town is enjoying something of a renaissance witnessed in the regeneration and development of Penryn's inner harbour area providing riverside accommodation and extensive and exciting dining options. There are day-to-day facilities offered within the Penryn town centre with many local events and the ever expanding University Campus of Tremough being close by. The branch lines in Penryn provide access into the colourful harbourside town of Falmouth and also on to the Cathedral City of Truro where it links with the national rail network.

FEATURES

- Two bedroom first floor apartment
- Open plan kitchen/living area
- Quiet location close to amenities
- Dual aspect 17ft bedroom
- Double glazing
- COUNCIL TAX BAND - B
- EPC - B



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

With storage cupboard, radiator.

OPEN PLAN LIVING ROOM/KITCHEN

19' 6" x 13' 6" (5.94m x 4.11m) Fitted with oven, hob, extractor fan, fridge freezer, washing machine and dishwasher.

BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m) White three-piece suite with heated towel rail.

BEDROOM ONE

17' 8" x 11' 3" (5.38m x 3.43m) into recess for fitted wardrobe
15' 2" (4.62m) Built in double wardrobe

BEDROOM TWO

10' 7" x 8' 9" (3.23m x 2.67m)

PARKING

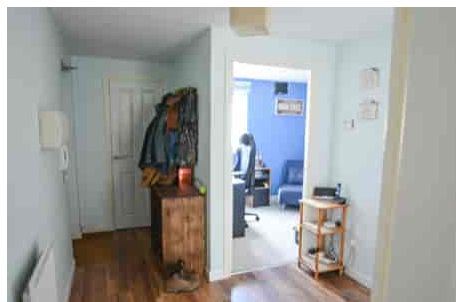
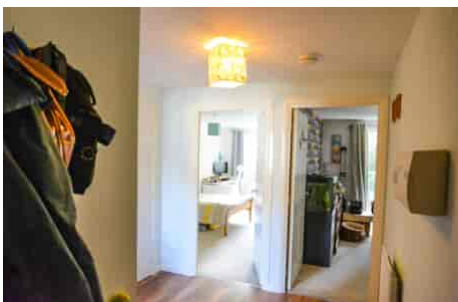
The property had one allocated parking space directly outside.

AGENTS NOTE

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains water, mains drainage, broadband/telephone subject to tariffs and regulations.

LEASEHOLD: 999 years from 2013. Service charge £129.93 pcm inc building insurance, communal maintenance and outdoor areas.

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.



ABOUT US

Since opening for business in 2010, Lewis Haughton Wills have established themselves as one of Cornwall's leading and most pro-active independent Estate Agencies.

Our aim is simple: To make the buying, selling or renting of your home as straightforward and stress free as possible. We'll guide you along the way, offering you honest, no-nonsense advice from people you can really trust, from the first phone call to the final handshake.

ETHOS

We are dedicated to providing a trustworthy and exceptional standard of service, making sure your move is as easy as possible and our number one priority. We treat clients, landlords and tenants with the utmost professionalism, honesty and consideration.

PEOPLE

Our team have a genuine enthusiasm for finding the right people for the right homes. Each and every one of our team members, all of whom have exceptional knowledge of Cornwall, are dedicated to offering you honest advice to ensure you get the speediest and most hassle free sale or let. If it's professionalism with a personal touch that you're after then let us be your representative.

EXPERIENCE

Lewis Haughton Wills was setup by Cornwall's best property experts with phenomenal experience of selling and letting that few can rival. There's no question we've got the know-how. We have a wide range of knowledgeable team members well versed in all areas of Cornwall and the property market. When it comes to sales, lettings and property management we believe there is no other agent in Cornwall better equipped.

INTERNET MARKETING

With over 80% of property searches starting online, we aim to capture interested buyers at the very start of their journey. Alongside our website we ensure all of our properties are displayed on a number of top property portals including Rightmove where we are a featured agent for wider coverage, Zoopla and Prime Location to deliver targeted regional and national coverage.

ADVERTISING

We advertise our clients properties in regional newspapers such as the West Briton, Cornishman and Cornish Guardian, as well as other localised papers. A digital display window in both head offices, also showcases our properties, alongside our





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	