



Apartment



7 Pen an Vre, Treliever Road, Mabe
Burnthouse, Penryn, Cornwall TR10 9DF



PROPERTY DESCRIPTION

The Apartment

A fantastic opportunity to purchase an affordable home that is being sold at 67% of the full market value. The property is being offered for sale under the Cornwall council affordable homes scheme and is subject to a 106 agreement. The property represents a perfect opportunity to take a step on to the property ladder and purchase a spacious two bedroom apartment.

The apartment itself is situated on the ground floor and enjoys direct access out to a terrace and then on to the communal grounds. The main reception space is a light and airy dual aspect open plan living/kitchen/dining room. This room is dual aspect with windows to the front and side of the apartment, the room also benefits from double glazed French doors that open to the rear terrace, this providing access and an outlook over the main communal gardens.

The apartments also benefits from two generous double bedrooms and a modern fitted bathroom. Externally there are the communal gardens, residents parking as well as a bike store.

Location

The apartment is located along a quiet laneway off Treliever Road in Mabe. The development is also within a level walk of the village centre and the local store and post office. Mabe also has the benefits of a local primary and junior school, The New Inn public house, these being within walking distance. The Tremough University campus is also within a short walk away whilst Asda superstore is located nearby. The apartment is also very conveniently located for access out onto the A39, this allowing easy access to Falmouth, Helston and Truro

An ideal home and step onto the housing ladder that is being offered for sale at an affordable price. A viewing is very highly advised.

FEATURES

- Affordable Home
- Connection To Cornwall Required
- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Fitted Kitchen
- Terrace To Rear
- Parking





ROOM DESCRIPTIONS

Communal Entrance

The building is approached via a block paved pathway that leads to the communal entrance doorway, door entry system to side, double glazed door through to the communal hallway that provides access to the apartment itself.

Entrance Hallway

Door from the communal entrance hallway, wall mounted consumer unit, wall mounted door entry handset, door to the airing cupboard that houses a Pulsa coil hot water tank with shelving over, doors that provide access to the bedrooms, bathroom and the open plan living room/kitchen doiner.

Open Plan Living Room/Kitchen Dining Room

6.02m x 4.95m (19' 9" x 16' 3") A lovely light and airy open plan space that enjoys the benefit of being a dual aspect space, this open plan living space having windows to the side and rear whilst also benefitting from French doors that open to a rear terrace and then onto the communal gardens.

Living Area: The living area is a dual aspect area that enjoys natural light from the rear and side of the apartment, oak effect flooring throughout, double glazed French doors that lead out to the terrace and communal gardens, additional double glazed window set to the side, wall mounted electric radiator, tv point, telephone point.

Kitchen/ Dining Area: The kitchen dining area has been fitted with a range of modern units with granite effect roll edged working surfaces with matching upstands and additional tiled surrounds, fitted breakfast bar area with matching granite effect working surface, fitted oven with hob over and stainless steel cooker hood above, inset stainless steel sink and drainer unit, freestanding washing machine with freestanding fridge freezer set to the side, continuation of the oak effect flooring from the living area, space for dining table, wall mounted electric radiator, extractor fan, double glazed window to the rear overlooking the communal gardens.

Bedroom One

3.28m x 3.25m (10' 9" x 10' 8") A spacious double bedroom that is set to the side of the apartment, double glazed window to the side, wall mounted electric radiator, tv point.

Bedroom Two

3.25m x 2.67m (10' 8" x 8' 9") A second spacious double bedroom that is set to the rear of the apartment, double glazed window to the rear, radiator, tv point.

Bathroom

The bathroom is fitted with a modern white suite that comprises a

grip panel bath with tiled surrounds, chrome tap and shower attachment over with folding glazed shower screen set to the side, pedestal wash hand basin with tiled surrounds and mirror above, low level w.c, shaver socket, heated chrome towel rail, extractor fan.

Communal Parking Area

The development benefits from a large residents parking area set to one side of the apartment building, this area being laid to block paving and providing ample parking.

Communal Grounds

The development benefits from established communal gardens that are mainly laid to lawn, these gardens have been planted with various maturing shrubs and trees. The gardens are enclosed by a mixture of fencing, stone walling and hedging. There is also the benefit of a communal bike store and communal bin store for the development.

Section 106 (Affordable Home)

Any prospective purchaser will need to have a Local Connection to Cornwall.

- Residency/permanent employment of 16 + hours per week for 3 + years
- OR
- Former residency of 5 + years
- OR
- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in Cornwall for 5 + years
- OR
- Born in Cornwall

Additional Information

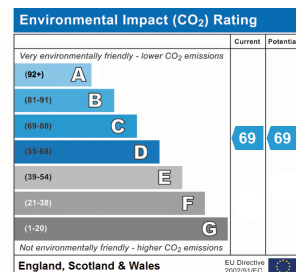
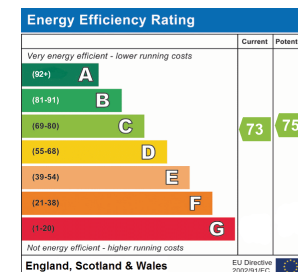
Tenure - Leasehold - 125 Years from 2008

Service Charge 2023/2024 £1140.00 per annum.

Ground Rent - £114.25 Per month.

Services - Mains Electricity, Water And Drainage.

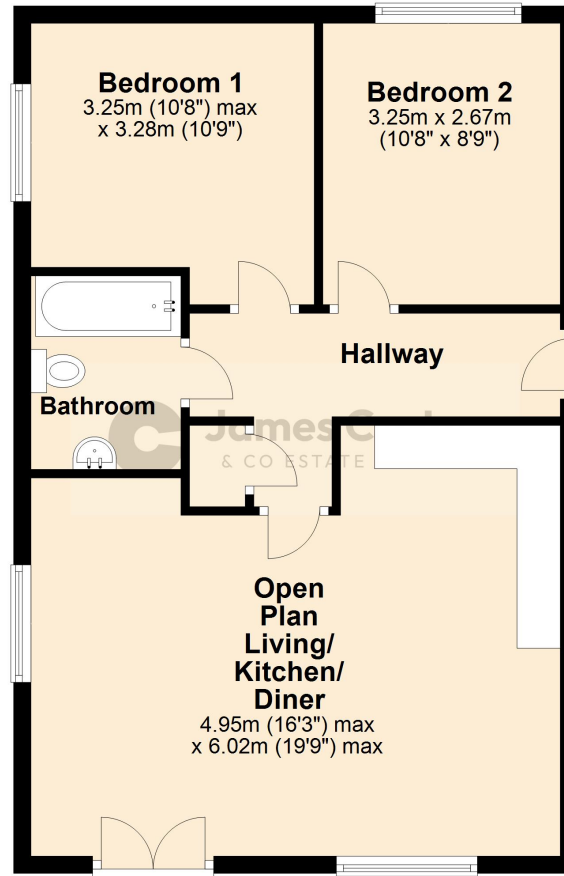
Council Tax - Band A Cornwall Council.



FLOORPLAN

Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 58.1 sq. metres (625.8 sq. feet)

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