





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 the first floor and enjoys views out over 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 a Juliette balcony, this providing 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
- Offered Under 106 Agreement
- Two Double Bedrooms
- Modern Fitted Bathroom
- Immaculate Presentation
- Double Glazing
- 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, stairs ascending internally to the first floor.

Entrance Hallway

Door from the communal landing, door entry phone system, oak effect flooring, wall mounted consumer unit, door to airing cupboard housing the Pulsa Coil hot water system and slatted shelving, LED ceiling spotlights, door through to the open plan living space.

Open Plan Living Room/Kitchen

4.95m x 6.02m (16' 3" x 19' 9") Maximum Measurements.

Living Area:

A lovely light and airy dual aspect space, double glazed French doors to the front that open to Juliette balcony that enjoys views over the communal gardens, the Juliette balcony featuring a stainless steel handrail with glass panel under, additional double glazed window to the side, tv point, electric radiator, coved ceiling and open access to the kitchen dining area.

Kitchen Dining Area:

The kitchen comprises a modern range of fitted floor, wall and drawer units with roll edged granite effect working surfaces over and part tiled surrounds, inset stainless steel oven with hob over, stainless steel splash back with stainless steel cooker hood above, inset stainless steel sink and drainer unit, space for washing machine, space for fridge freezer, access to dining area where there is a double glazed window to the front overlooking the communal gardens, electric radiator, space for table.

Bedroom One

3.25m x 3.08m (10' 8" x 10' 1") A spacious double bedroom that is set to the side of the apartment, double glazed window to the side, electric radiator, coved ceiling.

Bedroom Two

2.67m x 3.25m (8' 9" x 10' 8") 2.67m x 3.25m (8' 9" x 10' 8") A second double bedroom, this time being set to the rear of the apartment, double glazed window to the rear, electric radiator, coved ceiling.

Bathroom

The bathroom has been fitted with a modern white suite that comprises a panel bath with tiled surrounds, chrome tap and shower attachment over, glazed shower screen to the side, pedestal wash hand basin with tiled splash back and mirror above, low level w.c, heated chrome towel rail, grey oak effect flooring, shaver socket, extractor fan.

Parking

There is a large residents parking area set to one side of the apartment building.

Communal Gardens

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.

Qualifying Criteria

Local Connection to Mabe.

- 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 the parish for 5 + years OR
- Born in the parish

After 14 days of marketing consideration will be given to those who have a local connection to the adjoining parishes of Ponsanooth, Stithians, Wendon, Constantine or Budock.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details.

Additional Information.

Tenure - Leasehold (125 Years from 2008)

Ground Rent £114.00 PCM

Maintenance £92.00 PCM

Services - Mains Electricity, Water And Private Drainage.

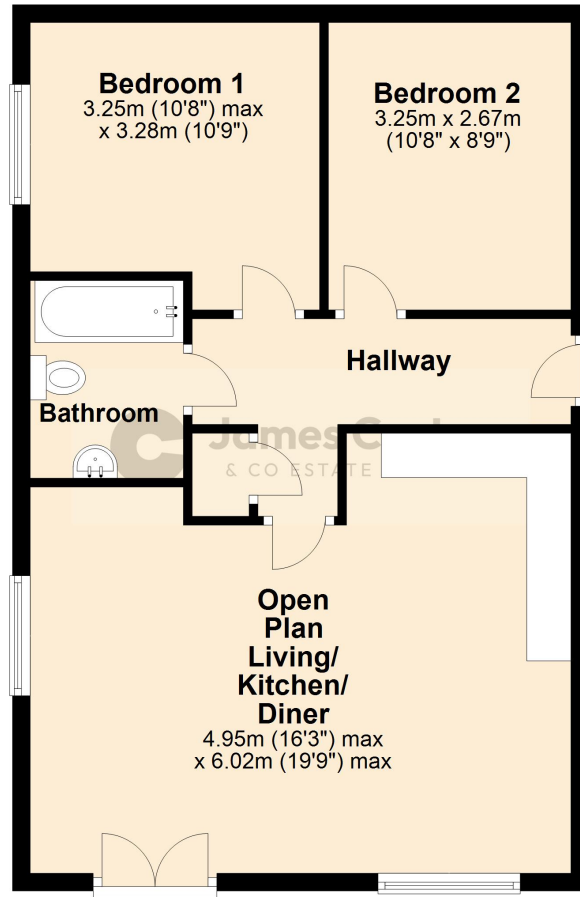
Council Tax - Band A Cornwall Council.



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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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.

