



 Apartment



PROPERTY DESCRIPTION

A wonderful opportunity to purchase a spacious and immaculately presented ground floor modern apartment. This stunning ground floor apartment offers two double bedrooms, an open plan living space and a modern fitted bathroom. The apartment would suit either a buyer looking to purchase their first home, alternatively it would also suit a buyer needing level access and the ability to live on the ground floor.

As you enter the property you are immediately greeted by a generous entrance hallway, this hallway providing access to all other rooms. The open plan living space provides both a living area plus a modern fitted kitchen area. The living area features French doors that lead out to the private front terrace, this terrace providing a lovely outside seating area. The kitchen is set out with a range of modern white units with integrated appliances.

The apartment also provides two good sized double bedrooms, both bedroom having the benefits of fitted wardrobes/cupboards. The main bedroom is a spacious room that also enjoys the benefit of windows to three sides, this making this room lovely and light.

The apartment also benefits from double glazing, gas central heating, parking and communal lawned gardens.

A fantastic opportunity. A viewing is very highly advised.



FEATURES

- Stunning Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living Room/Diner/Kitchen
- Immaculate Presentation
- Double Glazing & Gas Central Heating
- Parking





ROOM DESCRIPTIONS

Communal Entrance

Double glazed door from the rear of the building, door entry system set to the side, door through to the apartment.

Entrance Hallway

A very spacious entrance hallway, engineered oak flooring, radiator, telephone entry handset, wall mounted consumer unit, panel doors leading off to the bedrooms, bathroom and open plan living space.

Open Plan Living Room/ Kitchen

4.46m x 5.99m (14' 8" x 19' 8") A very spacious open plan space that enjoys direct access out to the private front terrace.

The living area features double glazed doors that open to the terrace, these having double glazed windows set to either side, two radiators, tv point, open access to the kitchen area.

The kitchen area features a range of fitted white floor, wall and drawer units with roll edged working surfaces over and part tiled surrounds, fitted stainless steel oven with hob over and cooker hood above, inset stainless steel sink and drainer unit with mixer tap over, integrated washer dryer, space for fridge freezer, ceiling spotlights.

Bedroom One

3.24m x 3.86m (10' 8" x 12' 8") A very spacious double bedroom that enjoys windows to three sides. This main bedroom also provides double built in wardrobes to one wall, radiator.

Bedroom Two

2.34m x 3.15m (7' 8" x 10' 4") A spacious second bedroom, this room being ideal as a guest bedroom or home office if required, double glazed window to the rear overlooking the communal gardens, fitted cupboard housing the gas boiler, radiator.

Bathroom

The bathroom is fitted with a modern white suite. The suite comprises panel bath with chrome tap and mixer shower over, fitted shower screen and tiled surrounds, pedestal wash hand basin with tiled surrounds, low level w.c with concealed cistern, double glazed window to the side with oak sill under, heated towel rail, extractor fan.

Parking

The apartment benefits from parking for one car, this space being marked with the number of the apartment. There is also additional unrestricted on street parking within the development.

Communal Gardens

The apartment enjoys the benefit of communal gardens that are set to the side and rear of the apartment. There are only three apartments within the building and this apartment being the only ground floor with easy access out to the gardens. The gardens beings et to the rear of the building and backing onto a mature hedge line enjoy a good degree of privacy. At the side of the apartments there is a useful bin store and shed for the use of the three apartments.

Additional Information

Tenure- Leasehold 999 years from 2015.

Management Charge - £135.00 Per month (this includes grounds and building maintenance and also buildings insurance.

Services- Mains Gas, Electricity, Water And Drainage.

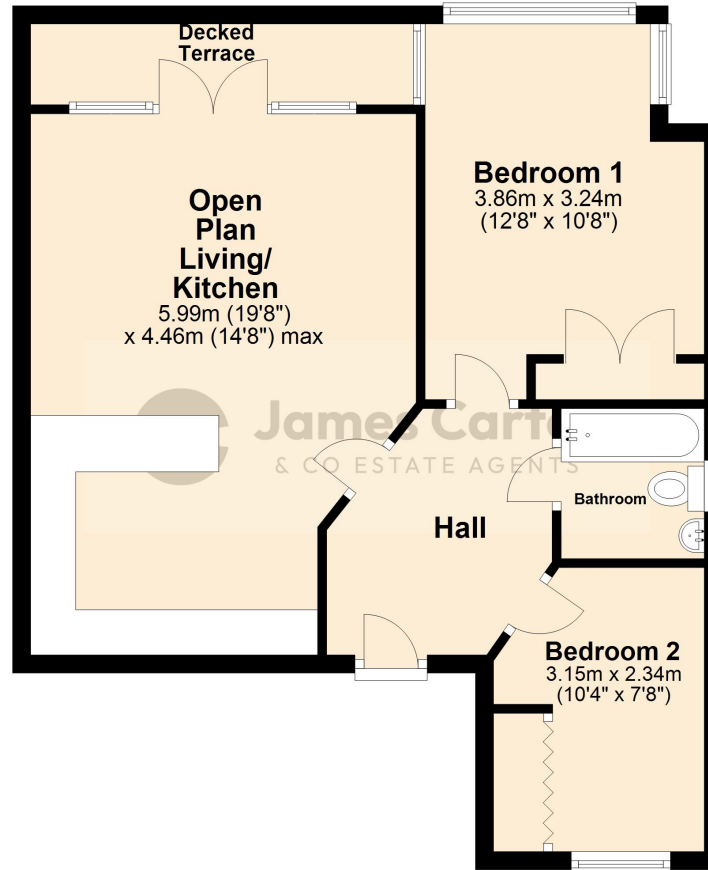
Council Tax- Band B Cornwall Council

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

FLOORPLAN

Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 sq. feet)

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