



Chy Hwel | | Truro | TR1 1AF

Guide Price £275,000



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A beautifully presented Duplex apartment situated within this popular complex boasting double glazing, gas fired heating, two double bedrooms, en-suite shower room, well appointed bathroom, large L-shaped living/dining room, modern fitted kitchen and garden to the the rear.

- Spacious Duplex Apartment
- Gas Fired Heating
- En-suite Shower Room
- Modern Fitted Kltchen
- Garden to The Rear
- Two Double Bedrooms
- Double Glazing
- Bathroom
- Garage & Parking

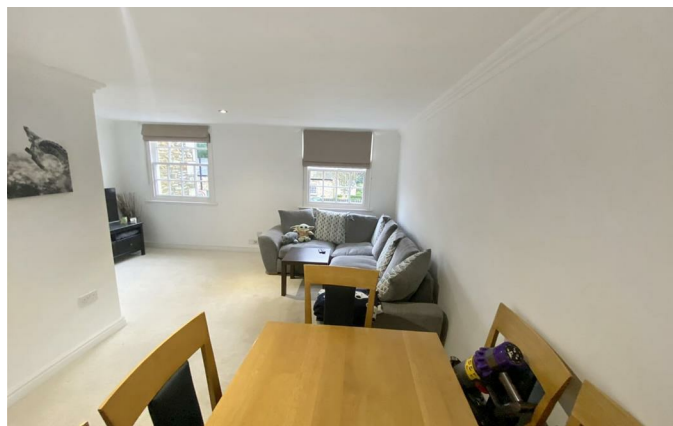
Description

Located within this popular complex on the outskirts of Truro, this deceptively spacious two double bedroomed Duplex apartment is immaculately presented throughout and offers double glazing and a gas fired central heating. The generous internal accommodation briefly comprises: Entrance hallway with door into the garage with light and power connected and large utility room with storage and plumbing for a washing machine. To the first floor is the L-shaped living/dining room and modern fitted kitchen with a range of base and wall units, integrated gas hob with hood above, electric oven, microwave, dishwasher and doors opening out on to the rear garden. To the second floor the large double bedroom has an en-suite shower room, there is also a well appointed bathroom suite and the internal accommodation is completed by the second double bedrooms. Externally there is parking to the front of the garage as well as a number of visitors parking spaces through the complex. The rear garden has paved seating area and lawn.

Location

Yew Tree Court is located to the east of the city and a short walk from Waitrose and Penair secondary School there access to main bus routes are fairly close by. From this side of the city, its not too far to drive to some of Cornwall's finest beaches on The Roseland Peninsula. Truro is a charming city with a super array of shopping, restaurants, cafes and bars with the fine cathedral in the centre.. Truro also offers a main line rail station.

Entrance Hall





Garage

18'0" x 12'5" (5.50 x 3.80)

Utility Room

13'7" x 7'8" (4.16 x 2.35)

First Floor Landing

Living Dining Room

17'5" x 15'7" (5.32 x 4.76)

Kitchen/Dining Room

15'7" x 7'9" (4.76 x 2.37)

Second Floor Landing

Bedroom

15'7" x 14'4" (4.77 x 4.38)

En-Suite Shower Room

6'2" x 4'5" (1.88 x 1.35)

Bedroom

9'4" x 7'11" (2.85 x 2.42)

Bathroom

10'11" x 5'9" (3.34 x 1.76)

Agents Information

Tenure - Leasehold 999 years from 2007 Ground Rent £128 PA Maintenance Charges £1550 PA
Broadband : Standard or Superfast - 12mbps to - mbps download speeds (Source OFCOM :
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&upm=10001213227>
Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, THREE & Vodafone (LINK
: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&upm=10001213227>)
Council Tax – Band D – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000>)
Mains Electric, Mains Water, Mains Gas

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

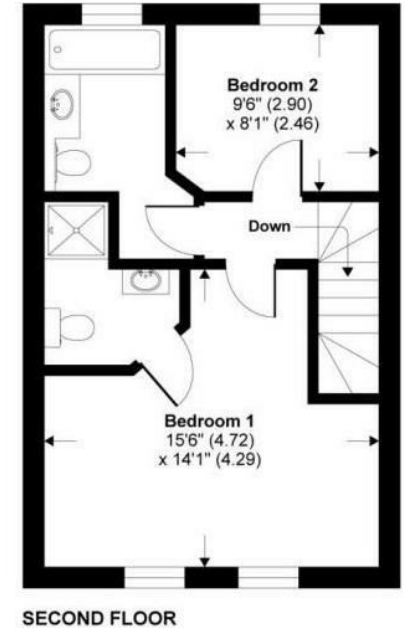
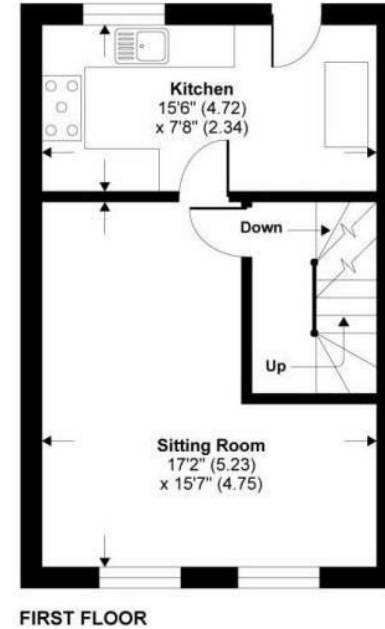
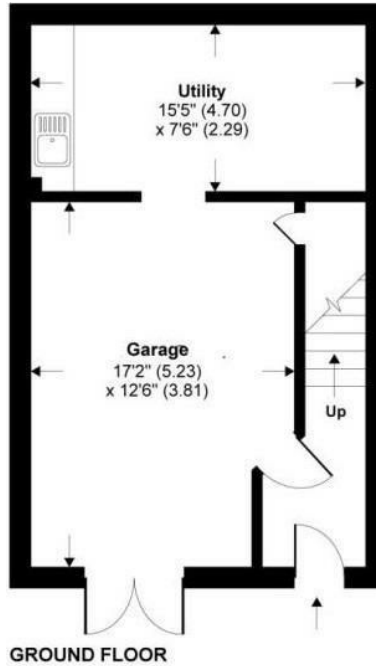
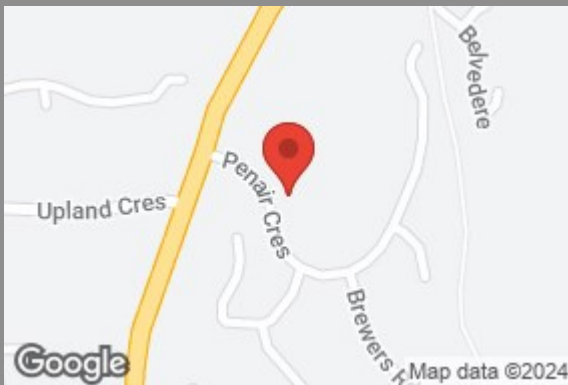
Groundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 192-208 A		Very environmentally friendly - lower CO ₂ emissions 192 plus A	
(151-191) B		(81-191) B	
(109-150) C		(69-109) C	
(55-108) D		(25-68) D	
(39-54) E		(19-54) E	
(21-38) F		(11-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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