



Close to City Centre
Allocated Parking Space
Gas Central Heating
Double Glazing

36 Corte Mear, Tresawya Drive, Truro, TR1 2GG

Fixed Price £175,000

Located close to the heart of Truro City Centre, this well presented apartment offers two bedroom accommodation with an allocated parking space.



Property Description

This well presented first floor apartment is conveniently located for the city centre and all of the amenities on offer. Accessible via two flights of stairs or the lift, this property also benefits from having an allocated parking space for one.

The apartment offers two bedrooms, a generous living space, a kitchen and bathroom.

The kitchen is well equipped with a range of base, wall, and drawer units along with an integrated oven/hob and space for a fridge freezer. A cupboard within the kitchen houses the combi boiler.

The hallways which gives access to all rooms provides a further two storage cupboards. The contemporary bathroom comprises shower over bath, hand wash basin and WC.

Currently the property is let on an Assured Shorthold Tenancy and would make a great investment for those wishing to continue this agreement. Equally this apartment would serve as a great first-time purchase or for those looking for a property with ease of access to the amenities.



LOCATION

The property is situated within walking distance to the mainline railway station connecting to London Paddington. Truro city centre itself has a wide range of amenities which include shops, schools, restaurants and bars, as well as being the home for the Hall For Cornwall. Conveniently positioned for The Royal Cornwall Hospital, Truro College, Richard Lander Secondary School and Bosvigo Primary School.



INFORMATION

Tenure : LEASEHOLD

Any Fee's due as a leaseholder can be confirmed by our office. We recommend all figures are confirmed with solicitors upon agreeing a sale.

Currently the property is occupied by a tenant on an assured shorthold tenancy. This tenancy is due to end in December this year. Completion would need to take place after this, unless the new owner wanted to take over the tenancy agreement.

All measurements are for guide purposes only.

ACCOMMODATION

KITCHEN

7' 10" x 9' 8" (2.39m x 2.96m)

HALLWAY

With useful storage cupboards near the entrance.

LIVING ROOM

15' 3" x 11' 7" (4.65m x 3.55m)

BEDROOM

11' 7" x 11' 6" (3.55m x 3.52m) Maximum measurements, 'L' in shape.

BEDROOM

11' 7" x 12' 6" (3.55m x 3.83m) Maximum measurements, Obscure shape.

BATHROOM

19 Lemon Street, Truro,
Cornwall, TR1 2LS

www.goundrys.co.uk
01872 242425
sales@goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

