



**MAP estate agents**  
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**Goodern Drive,  
Truro**

**Auction Guide Price £100,000+  
plus fees  
Leasehold**







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## Property Introduction

Offered for sale with joint auctioneer Clive Emson on 6th February 2025. An opportunity to purchase this second floor apartment located in this popular residential area, enjoying distant views. The accommodation which comprises of an entrance hallway, kitchen, bathroom, two bedrooms and a generous size lounge/diner offers gas central heating complemented by double glazed windows. The apartment although requiring some refurbishment is located in an ideal position for access to RCH Treliske as well as recreational areas nearby including Truro Tennis Club.

For sale by Auction on 6th February 2025 in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to [www.cliveemson.co.uk](http://www.cliveemson.co.uk) or contact Clive Emson Auctioneers on 01392 366555.

## Location

Nearby is access to the regular bus service serving the city centre where there are a good range of high street multiples sat along with local independent traders with Truro being a popular destination for visitors enjoying the Georgian architecture and the cobbled streets leading to the piazza which is home to the Hall for Cornwall.

Truro is ideally situated for access to both north and south coasts with their contrasting coastlines, the north being popular for surfers whilst the south has excellent sailing waters and sheltered beaches. A mainline Railway Station operates to London Paddington on a regular basis with local schools enjoying an excellent reputation with Truro College also being nearby.

### ACCOMMODATION COMPRISES

From communal landing door opening to:-

#### HALLWAY

intercom system linking to front door, loft access, two built-in storage cupboards. Radiator. Double doors opening to:-

#### LOUNGE/DINER 22' 0" x 14' 2" (6.70m x 4.31m) maximum measurements

Two uPVC double glazed windows to front and side elevation enjoying pleasant views towards the countryside, two radiators.

### KITCHEN 9' 9" x 8' 7" (2.97m x 2.61m) maximum measurements

Double glazed window to rear elevation. Range of base and wall mounted storage cupboards. Cooker, gas hob and extractor over. Work surfaces incorporating a single stainless steel sink unit with part tiled walls. Gas boiler. Radiator.

### BEDROOM ONE 13' x 8' 5" (3.96m x 2.56m) maximum measurements

A dual aspect room with double glazed windows and radiator.

### BEDROOM TWO 11' 3" x 10' 11" (3.43m x 3.32m)

Dual aspect with uPVC double glazed windows. Radiator.

### BATHROOM

Double glazed window to rear elevation. Hand grip bath, pedestal wash hand basin and close coupled WC. Radiator. Shaver point and extractor fan.

### EXTERIOR

There is a designated parking space which is included within the sale.

### LEASEHOLD INFORMATION

We understand that a new 999-year lease is being provided on the completion of the sale. The current service/maintenance charge is £104.62 pcm to include buildings insurance. The lease will contain a clause relating to a contribution towards any major work expenses for the block.

### AGENTS' NOTE

The Council Tax for the property is band 'C'.

### DIRECTIONS

Proceeding along Sparnock Grove, follow the road to the left which leads into Goodern Drive where the apartment block is straight ahead of you just after the children's play area. If using What3words: stages.slide.guideline

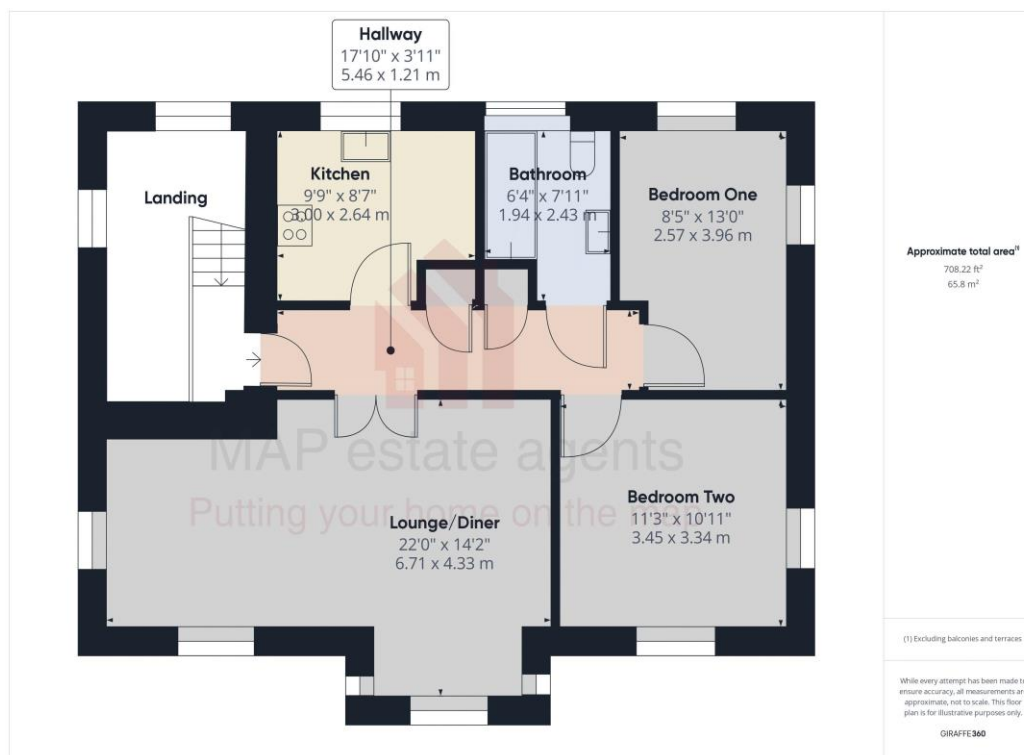


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79  C	79  C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Second floor apartment
- Two bedrooms
- 22' Spacious lounge/diner
- uPVC double glazing
- Gas central heating system
- Distant rural views
- Vacant possession
- Allocated parking space
- Close to recreational facilities
- Ideal access for RCH Treiske



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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