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**Goodern Drive,  
Truro**

**Auction Guide Price £110,000+ plus fees**  
**Leasehold**





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## **Property Introduction**

For sale by Auction 1st November 2024 Offered for sale 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.

An opportunity to purchase this ground floor apartment being offered for sale with vacant possession.

Located at the end of this popular development, the accommodation comprises of an entrance hallway, two bedrooms, open-plan living area incorporating a lounge with bay window, fitted kitchen and a modern bathroom suite.

There is a gas fired central heating system along with uPVC double glazed windows.

## **Location**

The apartment is ideally situated for access to Treliske Hospital while a bus service operates to the city centre which offers many high street multiples sat alongside local independent shopping outlets and a good range of restaurants and, of course, its piazza accessing Truro Indoor Market and Hall for Cornwall.

The local schools enjoy an excellent reputation as well as Truro College.

A mainline Railway Station operates to London Paddington on a regular basis, while both north and south coasts are within a reasonable travelling distance with their contrasting coastlines.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE HALLWAY**

Doorway to exterior, storage cupboard and radiator. Door to:-

### **OPEN-PLAN LIVING AREA**

**LOUNGE 15' 9" x 12' 7" (4.80m x 3.83m) maximum measurements into bay window**

uPVC window to the front with an attractive bay window to the side and double doors giving access to hallway. Archway leading to:-

### KITCHEN 9' 4" x 8' 0" (2.84m x 2.44m)

uPVC double glazed window to the rear. Stainless steel single drainer sink unit with mixer tap, range of base storage wall cupboards, three drawer pack, range of working surfaces, built-in cooker, hob, part-tiled walls, extractor fan, plumbing for automatic washing machine and gas fired boiler.

### BEDROOM ONE 16' 1" x 10' 5" (4.90m x 3.17m) maximum measurements, L-shaped

uPVC double glazed window to the front. Radiator.

### BEDROOM TWO 13' 5" x 8' 5" (4.09m x 2.56m)

uPVC double glazed window to the rear. Radiator.

### BATHROOM

uPVC double glazed window to the rear. Featuring a modern white suite comprising of a hand-grip bath with shower attachment over, close coupled WC, pedestal wash hand basin, shaver point, extractor fan and built-in storage cupboard. Radiator.

### PARKING

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

### LEASEHOLD INFORMATION

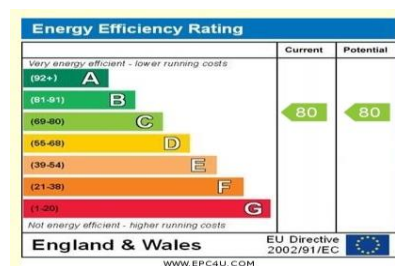
We understand that a 999-year lease is being provided. The service charge will be £58.37 pcm and in addition to this there will be a contribution towards the buildings insurance which is currently £151.20 per annum (£12.60 pcm). The agreement will contain a clause relating to a contribution towards any major work expenses for the block.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'C'. Interested parties are advised to check the legal pack prior to auction.

### DIRECTIONS

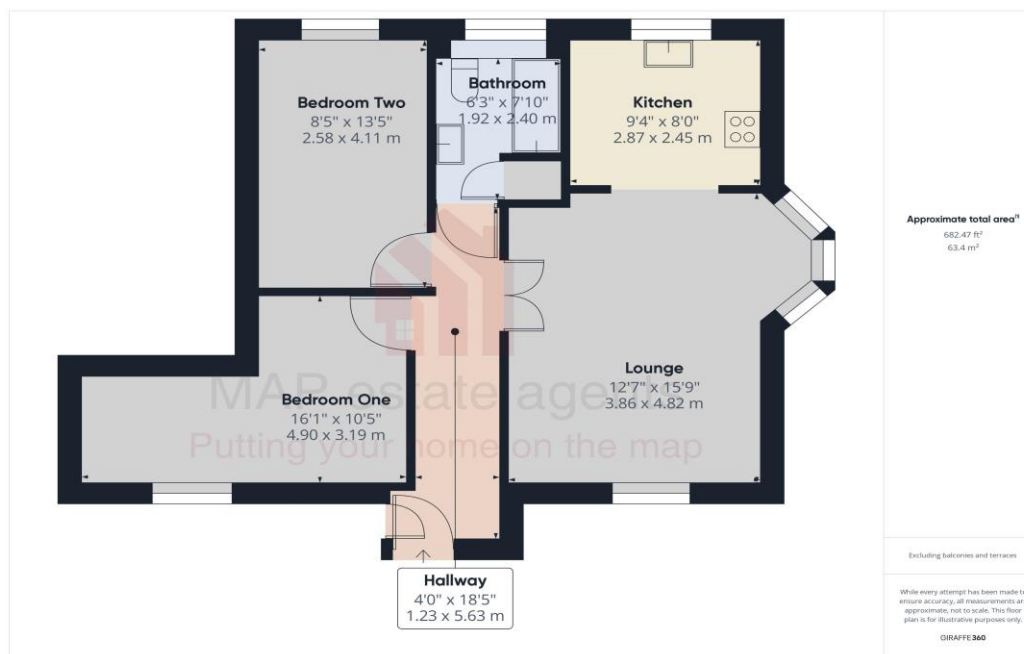
Proceeding along Sparnock Grove, follow the road to the left which leads into Goodern Drive where the apartment block is straight ahead of you just after the children's play area. If using What3words: stages.slide.guideline





## MAP's top reasons to view this home

- For sale by Online Auction  
1st November 2024
- Two bedroom ground floor  
apartment
- Open-plan living area
- Dual-aspect lounge with  
attractive bay window
- Fitted kitchen with  
integrated oven
- Modern bathroom suite
- uPVC double glazed  
windows
- Gas fired central heating  
system
- Vacant possession
- Ideal location for access to  
the Royal Cornwall  
Hospital



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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