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**Gweal Pawl,  
Redruth**

**£160,000  
Leasehold**







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## Property Introduction

Situated within the historic former Miners Hospital on the outskirts of Redruth, this purpose built, ground floor apartment benefits from a generous open plan living space complemented by high ceilings.

There are two double size bedrooms, both of which enjoy an outlook to the rear across a grass and tree interspersed open space and there is a bathroom. The windows are double glazed, there is gas central heating and with the exception of the bathroom, there is laminate flooring throughout. Allocated parking is available to the front of the apartment together with visitor parking.

Offered for sale chain free and with the remainder of a 999 year lease created in 2004, the apartment is ideal as a first home or for retired persons. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Situated within half a mile of the town centre, Redruth offers a comprehensive range of shopping outlets and includes places to eat and drink, access to a main line railway station which connects to London Paddington and the north of England.

The A30 trunk road is within a mile and Redruth is well located for access to the Cornish beaches on the north coast which are some 5 miles distant and the south coast of Falmouth which is within 10 miles.

The city of Truro is the central shopping centre for Cornwall and is within approximately 10 miles.

### ACCOMMODATION COMPRISES:

Communal door to:

### COMMUNAL ENTRANCE

Door to:

### LOBBY

Laminate flooring and door to:

## OPEN PLAN LIVING SPACE 22' 4" x 19' 3" (6.80m x 5.86m)

uPVC double glazed window to the front. The kitchen area has been arranged to form a partial room divider and is fitted with a range of mid-grey eye level and base units and having adjoining roll top edge working surfaces and incorporates an inset stainless steel single drainer sink unit with mixer tap. Built in stainless steel oven with four ring gas hob and stainless steel hood over, integrated fridge, integrated freezer and plumbing for an automatic washing machine. Extensive ceramic tiling to splashbacks and cupboard housing Valiant gas combination boiler. Laminate flooring and two radiators. Door to:

## INNER HALLWAY

Radiator and laminate flooring. Door to:

## BEDROOM ONE 10' 8" x 10' 2" (3.25m x 3.10m)

uPVC double glazed window to the rear enjoying an open outlook. Laminate flooring and radiator.

## BEDROOM TWO 14' 0" x 8' 6" (4.26m x 2.59m)

uPVC double glazed window to the rear, again enjoying a open outlook. Laminate flooring and radiator.

## BATHROOM

Close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls and radiator.

## OUTSIDE

Allocated parking space for one vehicle in addition to visitors spaces.

## AGENTS NOTES

The property benefits from the remainder of a 999 year lease created in 2004. The current ground rent is of a peppercorn nature and the maintenance charges are £126.94 per month which does cover the cost of buildings insurance in addition to external maintenance and cleaning of common areas.

The vendors wish to sell the property fully furnished with all white goods and kitchen equipment.

## SERVICES

Mains water (metered), mains gas, mains electricity and mains drainage.

## DIRECTIONS

From Redruth Railway Station proceed down the hill and at the set of traffic lights bear right, at the next set of traffic lights turn right and at the next set of traffic lights turn left into West End. After passing the car park on the left, at a roundabout, take the first exit into Gweal Pawl, turn left and Edwards Apartments is first on the right. If using What3words:willpower.zealous.forecast.

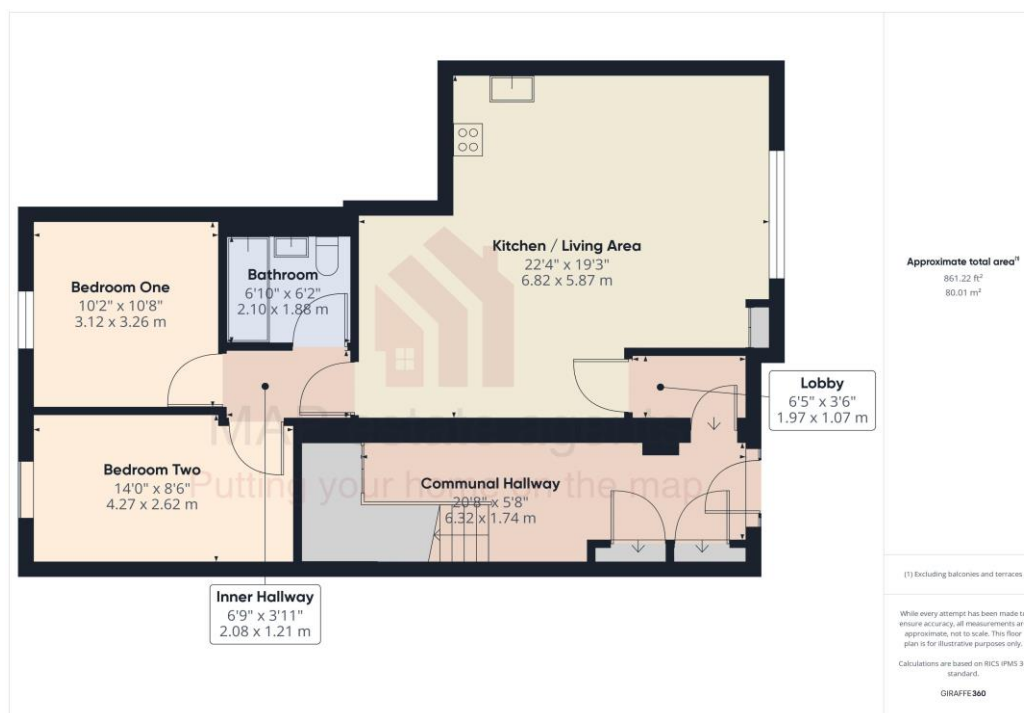


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Ground floor apartment
- Set within former historic Miners Hospital
- Two double size bedrooms
- Open plan living, dining and kitchen space
- Bathroom
- Gas central heating
- uPVC double glazing
- Close to town centre and A30
- Chain free sale
- Ideal first home or retired persons



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