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**Park Road,  
Redruth**

**£160,000  
Leasehold**





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## Property Introduction

Situated in a favoured residential part of the town, this ground floor flat is ideal as a first home, for letting purposes or for a retired couple.

Well presented, there are two double size bedrooms, a lounge, kitchen and bathroom with separate WC. There is uPVC double glazing throughout and gas fired central heating. To the outside there is a lawn to the front whilst to the rear is a raised patio which is ideal for outside entertaining, offers a high level of privacy and gives access to a concrete panelled storage shed.

In summary, a versatile property which warrants a closer inspection to be fully appreciated, one should view our interactive tour prior to arranging a closer inspection.

## Location

Park Road is situated within half a mile of the town centre on the Falmouth side of Redruth. Redruth offers a range of both national and local retail outlets, there is schooling for all ages and a mainline railway station with connections to London Paddington and the north of England. Redruth is also home to Kersen Kernow which has the largest collection of archive and library material relating to historic Cornwall.

The A30 trunk road runs to the north of the town and gives access to a direct route out of the county, the north coast at Portreath is within five and a half miles and Truro, the administrative and cultural centre of Cornwall, is within ten miles. The south coast university town of Falmouth is within nine miles.

### ACCOMMODATION COMPRISES

uPVC double glazed door opens to:-

#### **KITCHEN 10' 0" x 7' 3" (3.05m x 2.21m)**

uPVC double glazed window to side. Fitted with a range of base units having adjoining roll top edge working surfaces and incorporating a built-in 'Stove' stainless steel cooker with an AEG ceramic hob over. Stainless steel sink unit with drainer and mixer tap incorporating storage space beneath. Access to loft space and doorways through to:-

### LOUNGE 10' 11" x 9' 10" (3.32m x 2.99m)

uPVC double glazed window to the side. Radiator and access to loft space. Doorway through to inner hall.

### INNER HALL

Recess storage and laminate flooring. Doors off to:-

### BEDROOM ONE 14' 4" x 11' 8" (4.37m x 3.55m)

uPVC double glazed bay window to the front, laminate flooring and radiator.

### BEDROOM TWO 11' 10" x 10' 11" (3.60m x 3.32m)

uPVC double glazed door to rear. Radiator and laminate flooring.

### UTILITY

uPVC double glazed window to side. With roll top edge working surface with space and plumbing beneath for an automatic washing machine. Doors open off to:-

### BATHROOM

uPVC double glazed window to the rear. Fitted with a pedestal wash hand basin, paneled bath with Gainsborough electric shower over and with extensive ceramic tiled walls. Radiator and airing cabin containing Worcester combination gas boiler.

### SEPARATE WC

With a close coupled WC and radiator.

### OUTSIDE FRONT

To the front there is a lawned garden and pedestrian access leads to the side of the property which is part shared with the first floor flat.

### SIDE

To the side is an attractive raised ribbon slab patio ideal for outside entertaining with raised beds and graveled pathway. There is a sectional concrete paneled storage shed and an external water supply.

### AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'A'. Our Lettings Manager Ben Nichols advises that the potential rental income for the property would be in the region of £700.00 to £750.00 pcm.

### SERVICES

There is mains water (metered), mains drainage, mains electric and mains gas.

### LEASEHOLD INFORMATION

The property benefits from a 999 year lease created on the 8th of January 2016. The freehold is shared equally between the ground floor and first floor apartments and the ground rent is zero pounds. There is an arrangement between the ground and first floor apartments that they divide equally the cost of insuring the building with the contents insurance being individually accessed and there is an equal share of all external maintenance.

### DIRECTIONS

From Redruth train station proceed down the hill and at the first set of traffic lights turn left into Bond Street, continue through Bond Street into Clinton Road and at a crossroads turn left into Park Road, cross over Albany Road, continuing up the hill crossing over Trefusis Road where number 57A will be found close to the top of the road on the right hand side. If using what three words darker.digested.tops



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	76   C
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Ground floor flat
- Popular residential location
- Two double size bedrooms
- Lounge
- Fitted kitchen and utility
- Bathroom and separate WC
- Attractive private garden to side
- Gas central heating
- uPVC double glazing
- Ideal first home or for retired persons



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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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