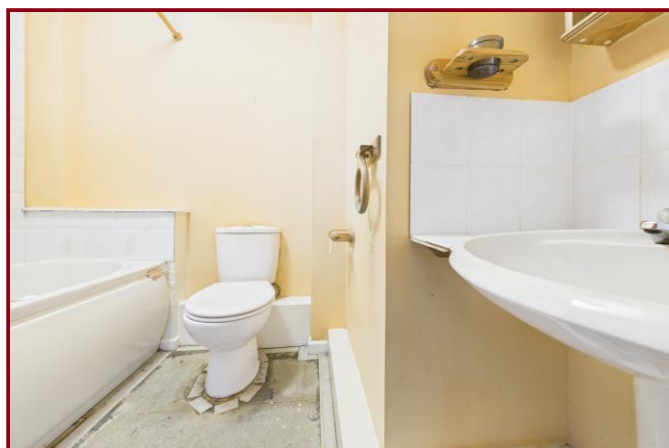
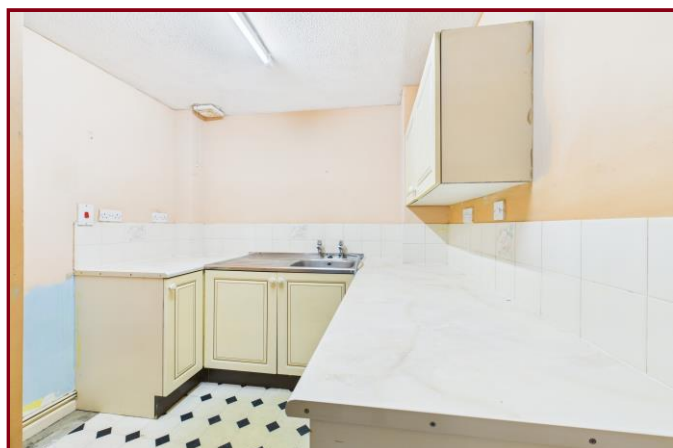




MAP estate agents
Putting your home on the map

**Pengover Parc,
Redruth**

**£115,000
Leasehold**





Pengover Parc, Redruth

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Leasehold

Property Introduction

Located within a purpose built block, this first floor flat requires a program of updating and modernisation.

Offered for sale with no onward chain, there are two bedrooms, a lounge, kitchen and bathroom.

The property has uPVC double glazing and a gas heater in the lounge. Unusually the flat has its own entrance door and there is the remainder of a 999 year lease, created in 1991.

There are gardens to front and rear which are shared with the ground floor apartment.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Pengover Parc is situated on the north side of the town and is convenient for access to the A30 and Redruth. The town of Redruth offers a wide range of local retail outlets interspersed with traditional high street stores as well as an out of town supermarket. There is also a mainline Railway Station which provides direct access to London and the north of England, the A30 trunk road is within a quarter of a mile and the north coast at Portreath can be found within five miles.

Truro, the administrative and cultural centre of Cornwall, will be found within ten miles and Falmouth on the south coast which is Cornwall's university town is within eleven miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE VESTIBULE

Stairs to the first floor.

LANDING

Access to loft space and airing cupboard containing fornic tank. Doors off to:-

LOUNGE 14' 1" x 8' 5" (4.29m x 2.56m)

uPVC double glazed window to front. Wall mounted gas heater.

KITCHEN 7' 10" x 7' 1" (2.39m x 2.16m) maximum measurements

Range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit. Cooker point, space and plumbing for automatic washing machine.

BEDROOM ONE 10' 11" x 7' 11" (3.32m x 2.41m)

uPVC double glazed window to rear.

BEDROOM TWO 9' 1" x 7' 9" (2.77m x 2.36m) plus recesses

uPVC double glazed window to rear.

BATHROOM

Pedestal wash hand basin, close coupled WC and panelled bath with 'Triton' electric shower over. Tiled splashback.

OUTSIDE FRONT

To the front there is a shared garden which is largely gravelled.

REAR GARDEN

The rear garden is lawned and again is shared with the downstairs flat.

LEASEHOLD INFORMATION

The property benefits from a 999 year lease created in 1991. There is a ground rent of £35.00 per annum. The current service charge which includes the ground rent is £296.25 per annum.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'A'.

SERVICES

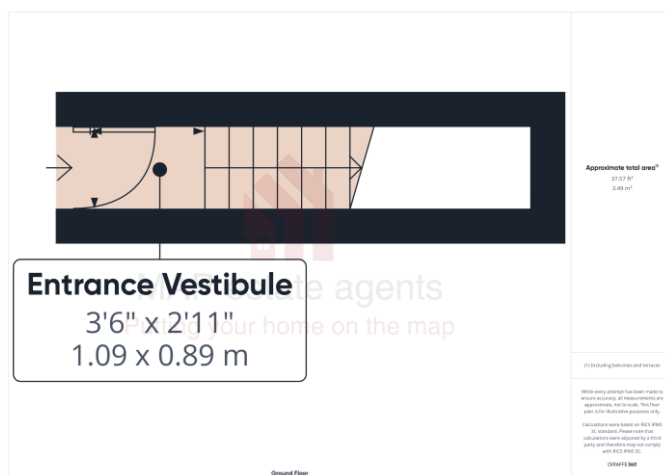
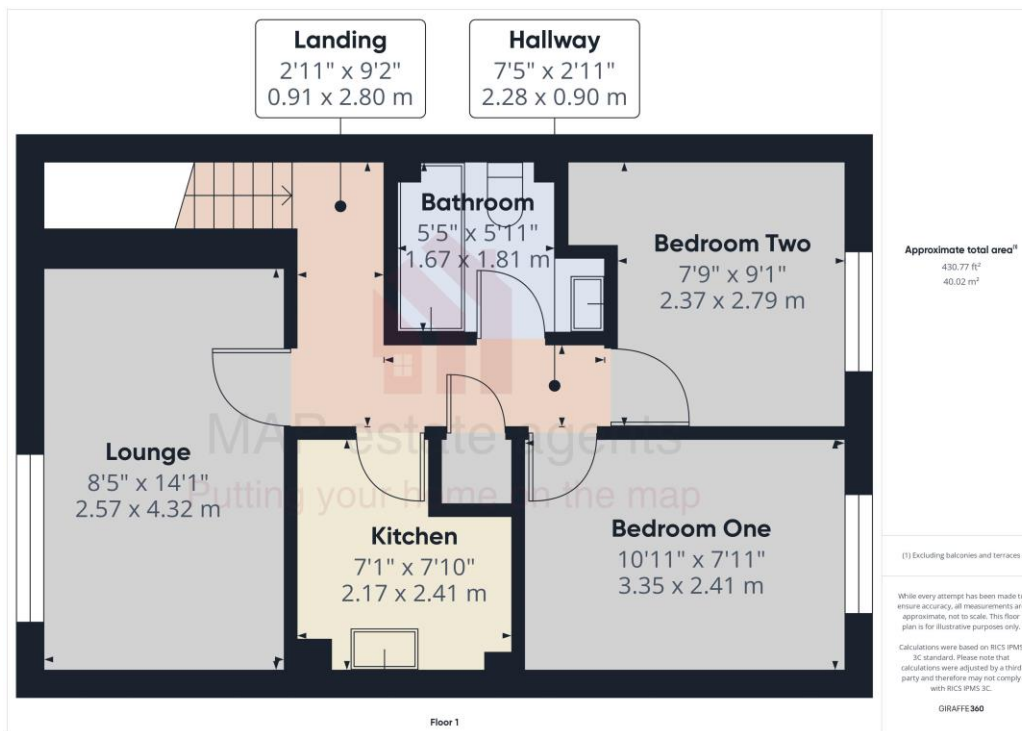
Mains metered water, mains drainage, mains gas and mains electric.

DIRECTIONS

From Redruth Railway Station, proceed up the hill into Higher Fore Street. At the gateway junction bear left into East End and then take the next left into Drump Road. Continue to the bottom of Drump Road and at a mini-roundabout bear right into North Street, take the first turning right into Strawberry Lane and continue to the far end of Strawberry Lane where you enter Pengover Parc and bearing around to the right, the property will be identified on the right hand side by our For Sale Board. If using What3words:- dame.diplomats.focal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- First floor flat
- Two bedrooms
- Lounge
- Kitchen
- Bathroom
- uPVC double glazing
- Gas heater
- Shared gardens
- Needs updating
- Chain free sale

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