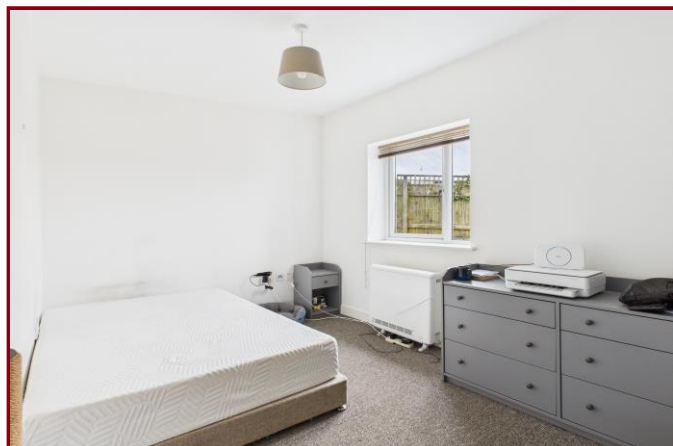




MAP estate agents
Putting your home on the map

**Strawberry Lane,
Redruth**

**£120,000
Leasehold**





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Property Introduction

Offered for sale for the first time since being bought new by our client in 2011, this purpose-built flat is situated on the first floor of this block.

There is one double size bedroom, an open plan living space with combined kitchen which enjoys patio doors to a Juliet balcony together with a further window to the front. There is a contemporary style bathroom, the flat is fully double glazed and heating is provided by electric storage heaters.

To the outside one will find an allocated parking space for one vehicle.

Ideal for the first time buyer or as an investment opportunity, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated within a privately accessed court, Palm Court is conveniently located for access to the town centre and the A30 trunk road. 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. One will find a mainline railway station which provides direct links to London Paddington and the north of England and the A30 trunk road is within a quarter of a mile.

The north coast at Portreath, which is noted for its sandy beach and active harbour, can be found in 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

Door to:-

COMMUNAL ENTRANCE

Steps leading up to landing with door to:-

ENTRANCE HALLWAY

A central hallway with airing cupboard containing 'Gledhill' immersion tank. Doors opening off to:-

OPEN PLAN LIVING SPACE 18' 1" x 11' 10" (5.51m x 3.60m) maximum measurements

uPVC double glazed French doors with Juliet balcony and uPVC double glazed window to the front. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and there is an inset stainless steel single drainer sink unit with mixer tap. Built-in electric oven with ceramic hob featuring a stainless steel splashback and with a cooker hood over. Space for automatic washing machine and programmable storage heater.

BEDROOM 13' 1" x 8' 5" (3.98m x 2.56m)

uPVC double glazed window to the rear. Programmable storage heater.

BATHROOM

uPVC double glazed window to the side. Contemporary in style with a close coupled WC, vanity wash hand basin, panelled bath with shower attachment and shower screen. Towel radiator.

OUTSIDE

The property benefits from an allocated parking set within a private courtyard.

SERVICES

Mains water (metered), mains drainage and mains electric.

AGENT'S NOTES

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

Our Lettings Department advise that a rental income of approximately £750 - £775 pcm could be achieved.

LEASEHOLD INFORMATION

The property has a 125 year lease which was established on the 1st January 2010 with 110 years remaining. The current charges are a ground rent of £405.48 annually (payable monthly at £33.79) and a maintenance charge of £1260.00 annually (payable monthly at £105.00). The maintenance charge covers building insurance, external maintenance and cleaning and maintenance of common areas together with servicing and maintenance of a submersible sewage pump allowing access to the mains drainage system.

DIRECTIONS

From Redruth railway station, proceed up the hill into Higher Fore Street, bear left at a gateway junction and then take the turning left into Drump Road. Continue through Drump Road and at a mini-roundabout take the second exit heading towards North Street, on entering North Street continue along the road and take the first turning right into Strawberry Lane and then turn immediately right into Palm Court. If using What3words:- paddlers.neckline.bunch

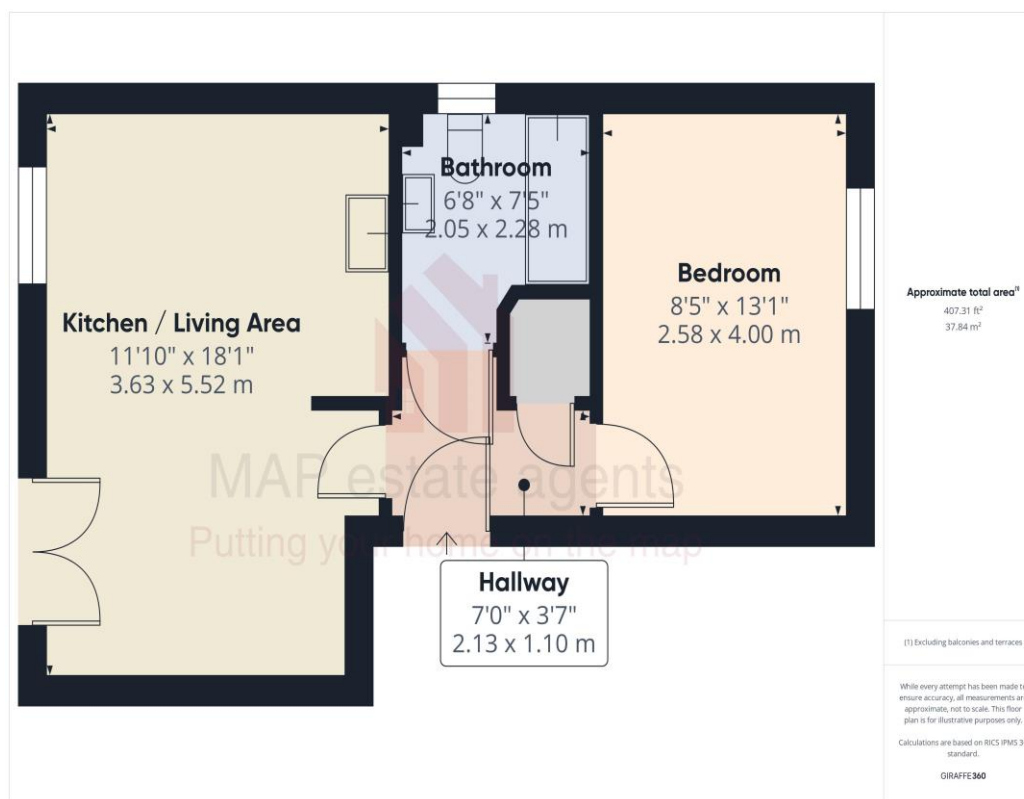


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Purpose built flat within private development
- First floor location
- One double size bedroom
- Combined lounge, dining and kitchen
- Bathroom
- Fully double glazed
- Electric heating
- Allocated parking space
- Close to A30 and town centre
- Viewing recommended



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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