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**Treruffe Hill,
Redruth**

**£170,000
Leasehold**





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Property Introduction

Located within a private development yards from the town centre, this maisonette is being offered for sale with no onward chain.

Benefiting from two bedrooms and a shower room on the first floor, there is a well proportioned lounge and the kitchen/dining room has a comprehensive range of integrated appliances. The windows are uPVC double glazed with box sash frames to complement the exterior finish and there is a gas fired central heating system. To the front of the property, parking is available for one vehicle and there is a shrub bed to one side.

The maisonette is offered for sale with a residue of 999 year lease created in 2004. Ideal for a first time buyer or as an investment property, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Located off Treruffe Hill and within a level walk into the town centre, virtually opposite one will find a late night convenience store. Redruth offers a range of national and local retail outlets and there is a mainline railway station which connects to London Paddington and the north of England. In the centre of Redruth is The Buttermarket, a vibrant food hall set in an historic courtyard with a range of businesses serving street food favourites alongside fresh, creative plates blended with live music events and markets. Redruth is also home to Kresen Kernow which has the worlds biggest collection of archive and library material relating to Cornish history.

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 village of Portreath is within five miles, Truro the cultural centre of Cornwall is within twelve miles and the south coast university town of Falmouth is within ten miles.

ACCOMMODATION COMPRISES

Part glazed door opening to:-

LOUNGE 14' 6" x 14' 4" (4.42m x 4.37m) maximum measurements

uPVC double glazed box sash window to front and side. Turning stairs to first floor, recessed two door hanging cupboard, coved ceiling and radiator. Door to:-

KITCHEN/DINER 13' 6" x 9' 9" (4.11m x 2.97m) maximum measurements

uPVC double glazed box sash window to the front. Fitted with a range of eye level and base gloss white finished units with adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with four ring gas hob and stainless steel hood over. Integrated fridge and freezer. Integrated dishwasher and integrated washing machine. Wall mounted Worcester gas combination boiler. Radiator and coved ceiling.

FIRST FLOOR LANDING

A central L-shaped landing with a coved ceiling and panelled doors open off to:-

BEDROOM ONE 14' 11" x 11' 2" (4.54m x 3.40m) maximum measurements

uPVC double glazed box sash window to the front. Of a generous size with a recessed wardrobe, coved ceiling and radiator.

BEDROOM TWO 9' 10" x 8' 0" (2.99m x 2.44m) maximum measurements

uPVC double glazed box sash window to the front. Coved ceiling and radiator.

SHOWER ROOM

Close coupled WC, pedestal wash hand basin and corner shower enclosure with plumbed shower. Full ceramic tiled walls and radiator.

OUTSIDE FRONT

To the front there is a brick paviour parking space for one vehicle with a shrub border to one side featuring a Cornish palm.

LEASEHOLD INFORMATION

There is a 999 year lease on the property which was created in 2004. The current ground rent pay is £100 per annum, which is next reviewed in 2029 and the current maintenance charge is £135 per calendar month (reviewed annually). The service charge covers electricity used for the outside areas, buildings insurance, repair maintenance and property management fees. The service charge is reviewed annually.

SERVICES

The property benefits from mains metered, mains gas, mains electricity and mains drainage.

AGENT'S NOTE

The Council Tax band for this property is band 'B'.

DIRECTIONS

From Redruth railway station, proceed down the hill turning left at the first set of traffic lights, take the next right into Treruffe Hill, and on the entrance to Treruffe Hill, Nanscothan will be found on the left hand side. Parking in Treruffe Hill is preferable for viewings as there is only limited parking with Nanscothan. If using What3Words:- buldge.pounces.protests

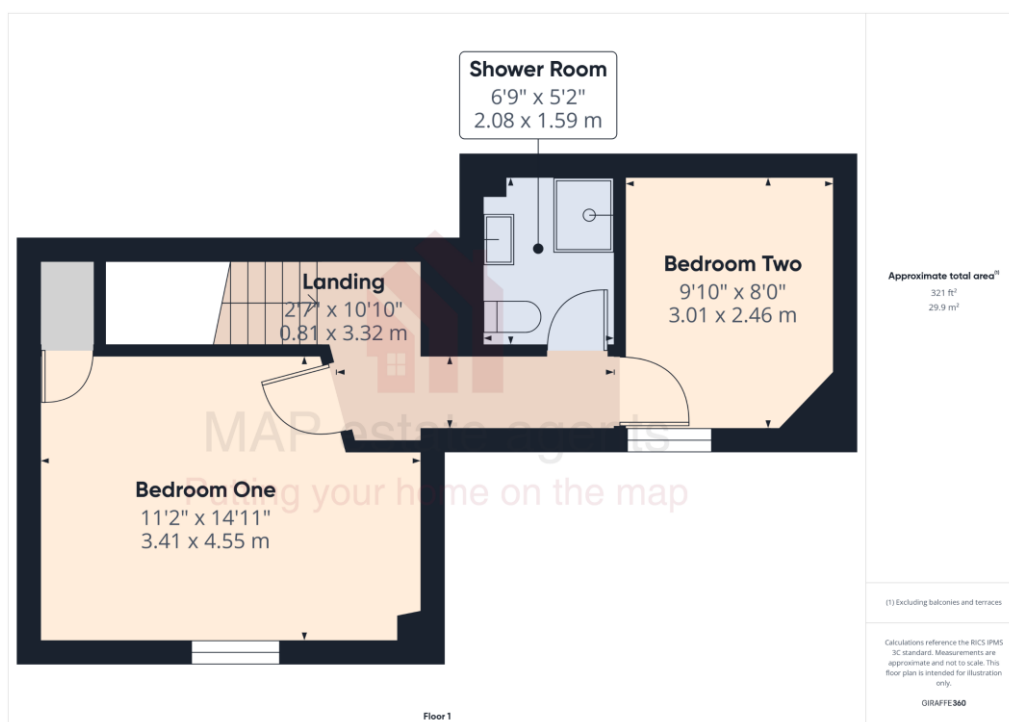


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Maisonette within private cul-de-sac
- Two bedrooms
- Lounge
- Kitchen/dining room
- Range of integrated kitchen appliances
- uPVC double glazing
- Gas central heating
- Parking
- Ideal first home or investment property
- Chain free sale



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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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