

# ferguson young

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## £89,950

*7a Roscommon, Green Lane, Redruth, TR15 1JZ*



- STUDIO FLAT
- GROUND FLOOR
- COURTYARD GARDEN
- LEASEHOLD 118 YEARS
- PRIVATE ENTRANCE
- COUNCIL TAX BAND A  
EPC C
- INCLUDES WHITE  
GOODS
- VACANT POSSESSION

A Ground Floor Studio Apartment with an enclosed private walled courtyard. The apartment benefits from an Open Living area, Kitchen Area with white goods included and a Shower Room/WC. The apartment is warmed by an electric infrared radiant heater. The property is leasehold and there remains approximately 118 years on the lease. An ideal First Time Buy, investment Purchase or perhaps for a single person downsizing. The property is offered for sale with no onward chain. EPC C. Council Tax Band A.



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Gated access leading to the courtyard garden with path to the stable type UPVC door opening into:-

## **LIVING AREA**

13'11" x 11'11" (4.24m x 3.63m)

A good sized living area with space for a bed, table and sofa, built in alcove storage, wall mounted infra-red heater, further storage area and opens to:-

## **KITCHEN AREA**

10'10" x 5'3" (3.30m x 1.60m)

A range of eye level open fronted units and base units with work surface over, tiled splashbacks, inset single bowl stainless steel sink with side drainer, inset ceramic hob, built in electric oven, washing machine, fridge freezer and a door to:-

## **SHOWER ROOM/WC**

7'9" x 3'9" (2.36m x 1.14m)

A modern suite comprising of a full width shower enclosure with glass scree and wall mounted electric shower, close coupled WC and a pedestal mounted wash hand basin, double glazed window to the side and an extractor.

## **OUTSIDE**

There is a delightful walled courtyard with planters, seating area and pergola.

## **LEASE DETAILS**

The property was given a 125 year lease in 2017. There is no Ground Rent charge. The Service Charge is currently £1000.00pa

## **AGENTS NOTE**

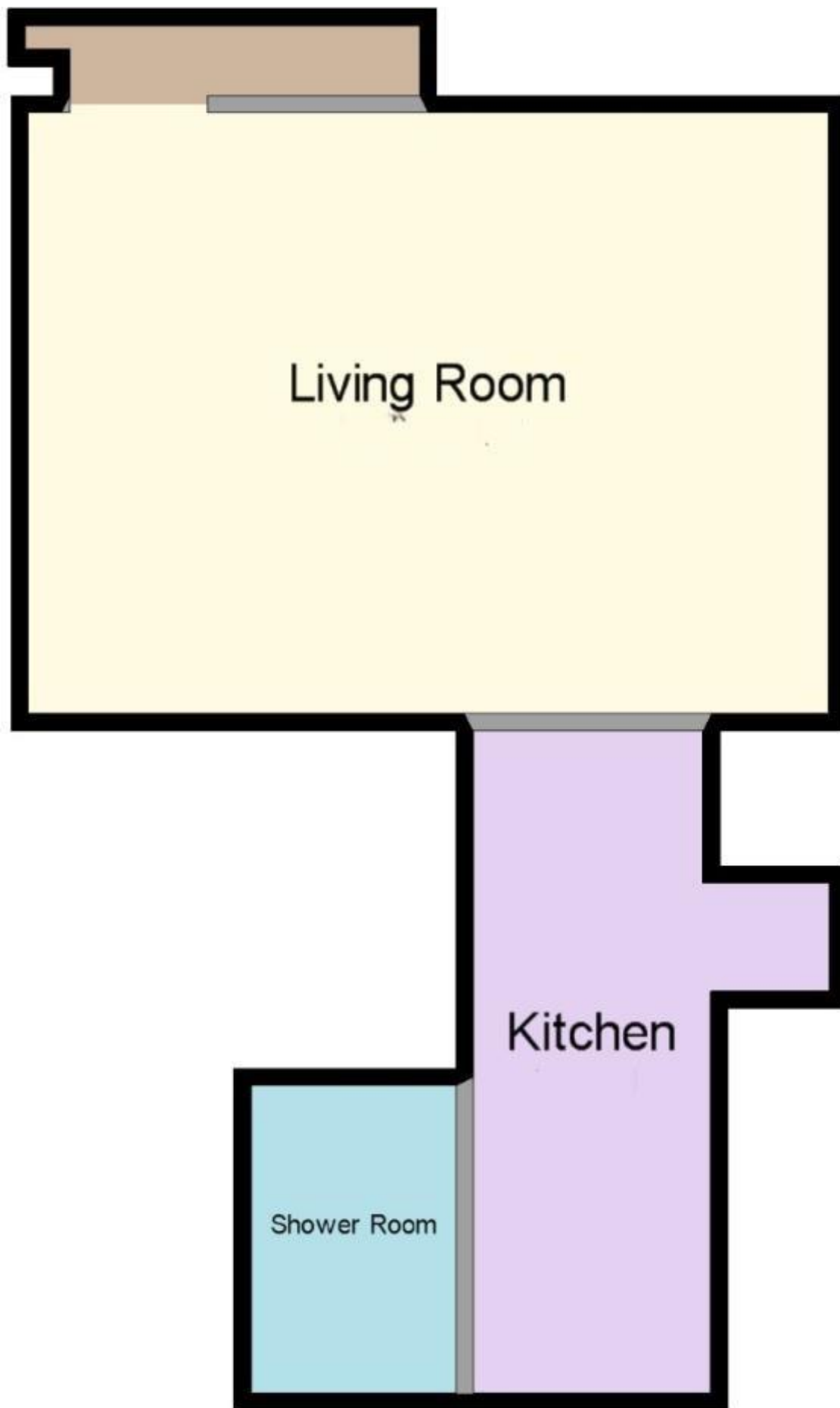
This property has been rated as Band A for Council Tax. The property is connected to mains water, drainage and electricity. Mobile coverage from O2 and Vodafone is present (source Ofcom). Broadband Speeds from 7Mbps standard and Ultra-Fast 1000Mbps (source Ofcom).

## **ENERGY EFFICIENCY RATING**

This property has been rated as C (72) with a potential rating of C (78).



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Ground Floor