

# ferguson young

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## £96,000

*Whym Kibbal Court, Redruth, TR15 2FH*



- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING AREA
- COUNCIL TAX A EPC C
- VACANT POSSESSION
- SECTION 106 QUALIFYING CRITERIA
- INTEGRATED KITCHEN APPLIANCES
- RESIDENTS PARKING

A modern one bedroom ground floor apartment, in the ever popular development of Whym Kibbal Court, conveniently situated for Redruth town, public transport links and local shopping facilities. The apartment is offered for sale with immediate vacant possession. The property is double glazed and warmed by centrally controlled electric panel heaters. The accommodation comprises of: - Open Plan Living Area with fully fitted kitchen with integrated appliances and ample space for lounge furniture, One Double Bedroom with built in wardrobe and a Bathroom/WC with shower over the bath. There are communal gardens and residents only parking. Being ground floor the property benefits from an additional private entrance. Council Tax Band A. EPC: C. Note this property is subject to a Section 106 qualifying criteria and all prospective purchasers must be qualified by the Affordable Housing Team at Cornwall Council.



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## COMMUNAL ENTRANCE

There is an entry phone controlled main entrance opening to a communal hallway with door to the property opening to:-

## OPEN PLAN LIVING AREA

20'10" x 15'9" (6.35m x 4.80m)

A well-proportioned living area with a fully fitted kitchen comprising of a range of eye level and base units with work surface over, tiled splashbacks, inset stainless steel sink and drainer, inset electric ceramic hob with extractor over and built in electric oven below, integrated fridge, integrated freezer, integrated washing machine, built in cupboard housing the hot water tank. The lounge area has double opening patio doors to the front, TV aerial point, telephone point, a wall mounted electric panel heater and ample room for associated lounge furniture. Doors to the Bathroom/WC and to the Bedroom.

## BEDROOM

11'9" x 9'10" (3.58m x 3.00m)

A good sized double bedroom with built in wardrobe, TV aerial point, telephone point, wall mounted electric panel heater and a double glazed window to the front.

## BATHROOM/WC

A modern suite comprising of a "P" shaped panel bath with shower attachment over, hidden cistern WC, designer wash hand basin set over a vanity unit, wall mounted heated towel rail and an extractor

## OUTSIDE

There are communal gardens and ample residents only parking.

## AGENTS NOTE

Mains Electricity, Mains Water, Mains Drainage and BT Telephone Line are connected to the property. Good mobile phone signal was noted on O2 network. Broadband speeds are estimated at 500Mb for full fibre, 150Mb for ultra-fast and 11Mb standard (SOURCE OFCOM).

## LEASEHOLD DETAILS

A 125 year lease was granted on 1st January 2009. The ground rent has been expunged and is £0 per annum The current maintenance charge is set at £1088.51 per annum.

## ENERGY EFFICIENCY RATING

This property has been rated as C.



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 WHATEVER IN RELATION TO THIS PROPERTY.

