



1, Stannum Terrace Fordh An Bal, Redruth, TR15 3FQ

Asking price £78,750

1 Stannum Terrace is a resale listing located in the heart of Pool. Part of the Heartlands development of 2017, the property is eight years old, well presented with modern fixtures and fittings.

The accommodation may be briefly summarised as follows:

Ground floor (communal) – communal entrance hallway and stairs providing access to the upper floors.

Ground floor (apartment) - entrance hallway, right bedroom (3.69m x 3.24m), left bedroom (3.3m x 3.7m), shower room/WC (1.93m x 2.27m), kitchen area (2.25m x 4.42m) and open plan living/dining area (4.48m x 5.23m - maximum).

The gross internal floor area of the property is approximately 72 m².

To apply for 1 Stannum Terrace, please register your interest in the property on Share to Buy and Coastline Housing will contact you with further information and guidance on the next steps you shall take to apply.



Asking Price- £78,750

Price and Costs

1 Stannum Terrace Estimated Costs
Open market value: £157,500
Minimum share: £78,750
Rent PCM: £173.32
Monthly Service Charge: £336.08

Eligibility

To meet the local connection criteria for this scheme, you will need to meet one of the following:

- a) Lived in the County of Cornwall for a continuous period of at least 3 years immediately prior to advertising
- b) Formerly lived within the County of Cornwall for a continuous period of 5 years.
- c) Your place of work (16 hours or more a week and not including seasonal employment) has been within the County of Cornwall for a period of at least 3 years immediately prior to advertising
- d) Have a connection through a close family member (mother, father, brother, sister, son or daughter) where the family member is currently a resident of the County of Cornwall and has been so for a continuous period of at least 5 years immediately prior to advertising.

*The local connection criteria does not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

**Priority will be given to applicants that hold a local connection to the parish of Carn Brea.

Lease Information

Lease Length: 93 Years

Tenure- Leasehold

All Enquiries

All enquiries received by The Mather Partnership will be forwarded onto Coastline Housing's Shared Ownership department to be dealt with. We will forward all of your details that you provide to us. Alternatively, please contact Coastline direct see photograph labelled "contact info".

Council Tax Band- A

Anti Money Laundering Regulations – Purchasers

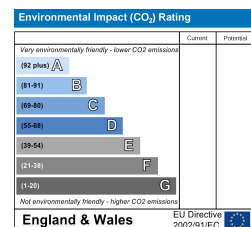
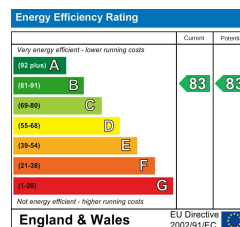
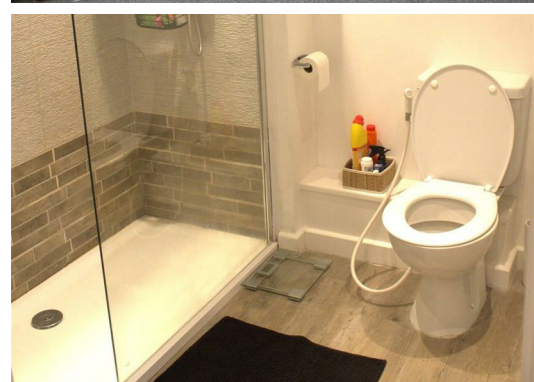
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect 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. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

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