

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



Flat 2, 3 West End

Redruth, TR15 2RZ

£95,000



Ideal for first time buyers or perhaps as an investment opportunity, this first floor studio apartment is situated in a convenient location close to the town centre. The property benefits from an open plan lounge/bedroom/fitted kitchen with built-in appliances and there is also a shower room.



Located in Redruth town centre in a Grade II Listed building is this one bedroom studio apartment. The lounge/kitchen/bedroom is an open plan space which is light and airy with two wooden sash windows to the front elevation. The kitchen provides a range of storage units with a free standing fridge and washing machine plus a built-in electric hob and oven with a cooker hood over. The shower room has a tiled shower cubicle with an electric shower over, a pedestal wash hand basin and a low level WC. To the rear of the property parking is available to permit holders (payable separately).

The property is in Redruth town centre which is convenient for the railway station and bus services providing links to London, Truro and Falmouth. Redruth town offers a range of local amenities including shops, cafes and a cinema. Portreath beach is located on the north coast and is approximately four miles distant.

Fire door leading to:

LOUNGE/KITCHEN/BEDROOM

14'10" x 12'9" + 10'1" x 8'0" (4.54m x 3.91m + 3.09m x 2.46m)
An open plan studio room with two wooden sash windows to the front elevation and an electric wall mounted heater. The kitchen area has a range of eye level and base units with a built-in electric hob and oven plus a cooker hood over. There is a free standing fridge and washing machine. Stainless steel sink and drainer. Tiled splash back. Door leading to:

SHOWER ROOM

6'6" x 5'4" (2.00m x 1.65m)
A shower cubicle with an electric shower over and a tiled splash back. Pedestal wash hand basin with a tiled splash back. Low level WC. Electric heated towel rail.

OUTSIDE

There is a car park to the rear of the property where parking is available at a cost of £52 per annum, although spaces are not specifically marked.

AGENTS NOTE

The property has a 999 year lease commencing from 2023. The ground rent is £50 per annum and the maintenance charge is £416.16 per annum.

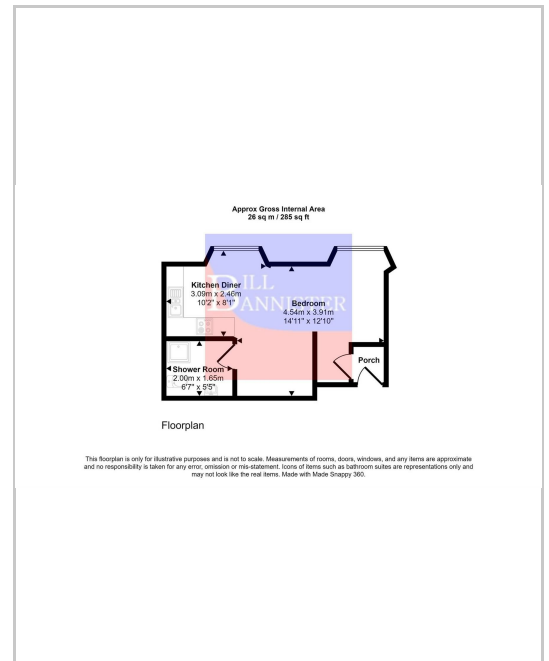
DIRECTIONS

From our office proceed up West End and the property will be found a few yards up on the left hand side.

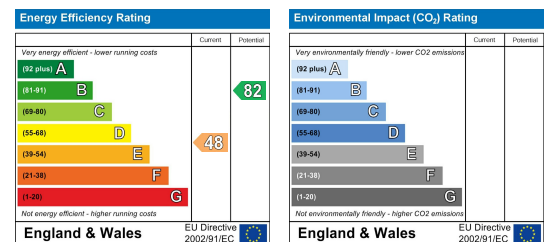
Area Map



Floor Plans



Energy Efficiency Graph



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