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BILL BANNISTER

Sales & Lettings



Flat 11, 3 West End

Redruth, TR15 2RZ

£125,000



Ideal for first time buyers or perhaps as an investment, this character first floor flat is situated in a convenient location close to the town centre. The property benefits from two bedrooms, an open plan lounge/fitted kitchen and a shower room. It has electric heating and large sash windows with shutters.



This first floor flat is located in a Grade II Listed building and is close to the centre of Redruth town making it convenient for the railway station and bus station. The property provides light and airy living accommodation with a lounge/kitchen, two bedrooms and a shower room. The kitchen has a range of storage units with a built-in electric hob and oven and is open plan with the lounge area having a sash window to the front elevation. Both bedrooms have sash windows with shutters giving character to the rooms. The shower room has a corner shower cubicle with an electric shower over. Outside to the rear of the property parking is available for permit holders (at a cost of £52 per annum). The property has electric heating.

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

Fire door leading to:

HALLWAY

Doors leading to:

LOUNGE/KITCHEN/DINER

12'4" x 12'9" (3.76m x 3.89m)

The kitchen area provides a range of storage units both at eye level and base level with ample work surfaces, a built-in electric hob and oven with a cooker hood over. Space and plumbing for a washing machine. Stainless steel sink and drainer. Tiled splash back. The lounge area has a wall mounted electric heater and a sash window.

BEDROOM 1

15'2" x 11'1" (4.64m x 3.40m)

Wooden sash window with shutters and a wall mounted electric heater.

BEDROOM 2

10'5" x 9'8" (3.19m x 2.96m)

Wooden sash window with shutters and a wall mounted electric heater.

SHOWER ROOM

5'10" x 5'4" (1.79m x 1.63m)

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. Wall mounted heated towel rail. Extractor fan.

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.

DIRECTIONS

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

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.

SERVICES

Mains drainage, mains water, mains electricity and electric heating.

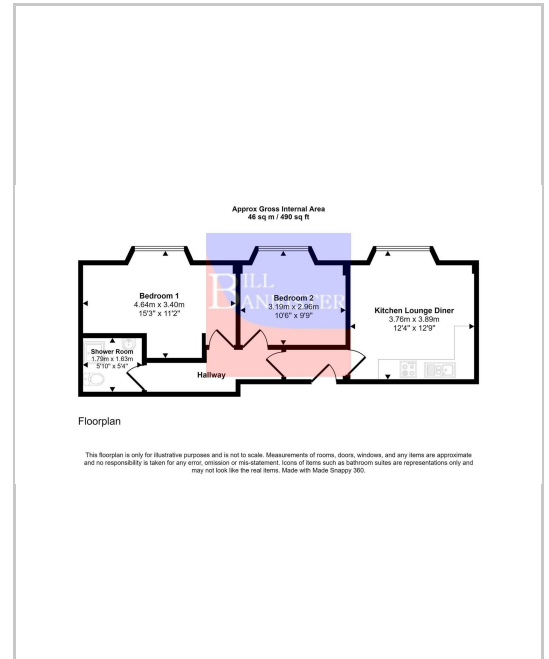
Broadband highest available download speeds - Standard 21 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three Limited, O2 Limited, Vodafone Likely (sourced from Ofcom).

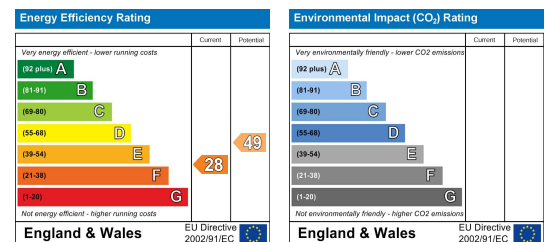
Area Map



Floor Plans



Energy Efficiency Graph



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