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# BILL BANNISTER

Sales & Lettings



**GENERAL VIEW**

## 97 Wilkinson Gardens

Sandy Lane, Redruth, TR15 2FD

**£129,950**



Offering an excellent investment opportunity with a tenant in situ, this modern first floor flat benefits from one bedroom, a lounge/diner with a balcony, a kitchen and bathroom. It is double glazed and this is complemented by gas fired heating. There is also a dedicated parking space.



Offered as a tenanted investment, the flat is currently let at £540 per calendar month. Situated on the first floor, the property has a lounge/diner with double doors opening onto a balcony. There is a well appointed kitchen, a bedroom and bathroom. Gas heating is provided and there is also double glazing. A dedicated parking space is provided.

### ENTRANCE HALL

With a built-in cupboard and a radiator.

### LOUNGE/DINER

18'8" x 9'2" (5.70m x 2.80m)

Double doors leading to a balcony. Two radiators.

### KITCHEN

8'3" x 7'7" (2.54m x 2.32m)

With a wall mounted Worcester boiler. Single drainer sink unit plus working surfaces with cupboards and drawers beneath, splash backs and space for white goods. There are complementary eye level cupboards.

### BEDROOM

11'9" x 11'5" max (3.60m x 3.50m max)

With a balcony, patio doors and a radiator.

### BATHROOM

Panelled bath with a tiled surround, electric shower and screen. Enclosed wash hand basin and wc. Radiator and a wall mounted mirror. Extractor fan.

### OUTSIDE

There is one dedicated parking space.

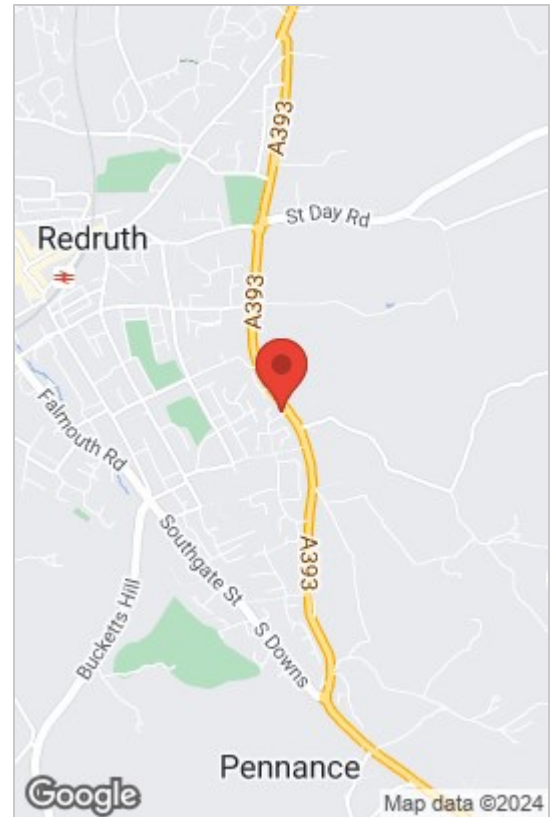
### DIRECTIONS

From our office in Redruth take the road through Penryn Street and Falmouth Road up to the five crossroads and traffic lights. Proceed straight ahead through South Downs and at the mini roundabout turn left into Sandy Lane. Take the third exit on the left into Wilkinson Gardens and the property will be found immediately on the right hand side.

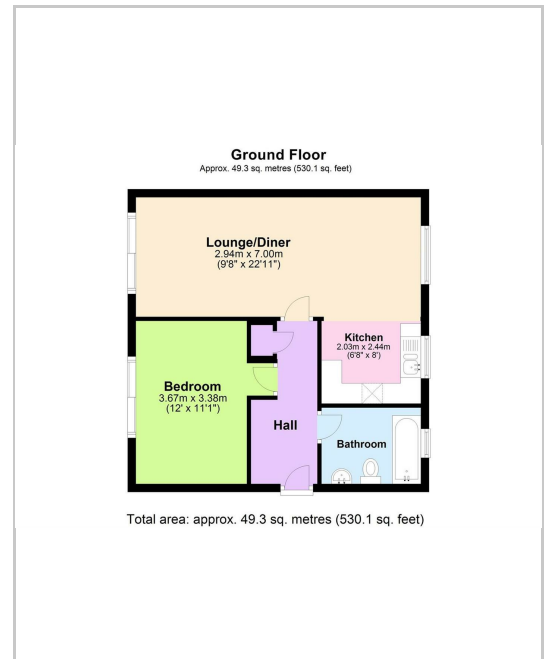
### AGENTS NOTE

999 year lease commenced in 2022. Peppercorn Ground Rent and Maintenance Charge £1520.28 per annum.

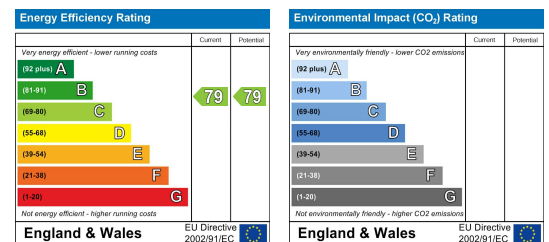
## Area Map



## Floor Plans



## Energy Efficiency Graph



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