

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL
BANNISTER**

Sales & Lettings



1 The Sanctuary

Plain An Gwarry, Redruth, TR15 1AE

Guide price £169,950



Situated in a convenient location close to the town centre, this well presented maisonette is located in a grand former chapel conversion. Offered for sale chain free, it benefits from two bedrooms, a fitted kitchen/diner, a lounge, a ground floor bathroom and the bonus of a first floor shower room. The property is double glazed and this is complemented by gas fired heating. Externally there is an allocated parking space and a communal green area.



Offered for sale with no onward chain and situated in a converted former chapel, is this two bedroom maisonette flat. Entering through the front door, the ground floor offers a hallway which leads off to the kitchen/diner, second bedroom and the bathroom. To the first floor there is a further entrance with a hallway and doors leading to the lounge, master bedroom and the shower room. The flat is light and airy with high ceilings and a large window stretching from the kitchen up to the lounge on the mezzanine level. Outside to the front of the property is a communal green area and a dedicated parking space to the rear. The property has gas central heating and this is complemented by double glazing throughout. We feel this property needs to be seen to be truly appreciated.

Located within walking distance to the town centre makes it a convenient location for the railway station and bus services. Redruth has a range of local shops, cafes and supermarkets.

Fire door leading to:

ENTRANCE HALLWAY

Stairs to the first floor and doors leading to:

BATHROOM

5'5" x 7'3" (1.67m x 2.23m)

Panelled bath with a mains shower head over and a fold out shower screen. Low level WC and a pedestal wash hand basin. Tiled splash backs. Towel radiator.

KITCHEN/DINER

13'6" x 15'10" (4.14m x 4.84m)

An open room with ample space for a dining table and fitted with a range of eye level and base units, some having frosted glass fronts plus wine racks and granite work tops. Built-in gas hob and an electric oven with a cooker hood over. Space and plumbing for a washing machine. Cupboard housing the Worcester gas combination boiler and a further built-in storage cupboard. Two radiators. Large double glazed window. Door leading to:

BEDROOM 2

9'10" x 8'9" (3.00m x 2.68m)

Built-in shelved cupboard. Double glazed window and a radiator.

FIRST FLOOR

LOUNGE

13'9" x 10'10" (4.20m x 3.31m)

An open room on a mezzanine level looking down to the kitchen/diner with a large double glazed window. Radiator. Doors leading to:

BEDROOM 1

9'10" x 8'7" (3.00m x 2.64m)

Double glazed window and a radiator.

INNER HALLWAY

Fire door with entrance into the flat on the second floor. Door leading to:

SHOWER ROOM

4'5" x 7'1" (1.36m x 2.17m)

A shower cubicle with a mains shower, low level WC and a pedestal wash hand basin. Wall mounted mirrored medicine cabinet. Towel radiator.

OUTSIDE

At the front of the property there is a communal green area and to the rear there is one allocated parking space.

AGENTS NOTE

There is a 999 year lease on the property which commenced on the 28th of March 2008. The ground rent is £150 per annum and the maintenance charge is £60 per month.

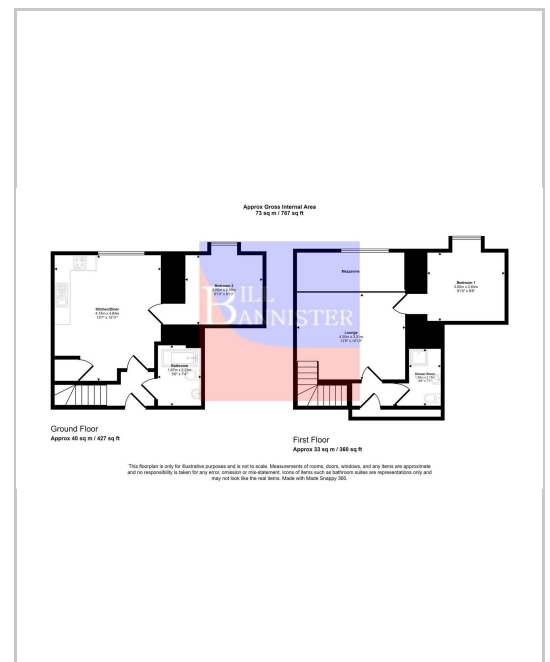
DIRECTIONS

From our office in Redruth proceed along Chapel Street and turn right opposite Kresen Kernow into Plain An Gwarry. Follow this road along and the property will be found in the converted chapel on the left hand side.

Area Map



Floor Plans



Energy Efficiency Graph

