

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



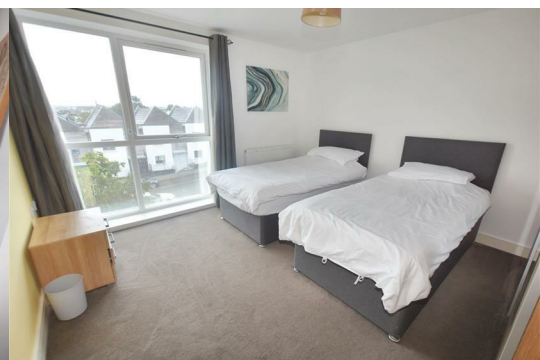
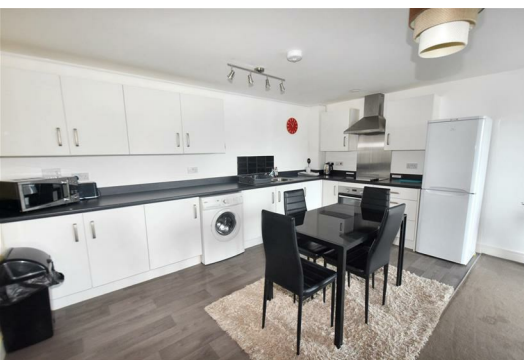
## 14 Nicholl House, Brunton Road

Pool, Redruth, TR15 3SN

**Guide price £174,950**



This very well presented modern second floor flat is situated in a convenient location and benefits from light and airy living accommodation. It has an open plan lounge/fitted kitchen, two bedrooms both with large windows having views, a well appointed bathroom and the bonus of a dedicated parking space. The property is double glazed and this is complemented by gas fired heating.



Situated on the second floor with views over to Carn Brea is this two bedroom modern flat with open plan living. The lounge area and both bedrooms have large double glazed windows making the flat feel light and airy throughout with the advantage of views up to Carn Brea. The kitchen area in our opinion is of a good size providing a range of storage units with a built-in electric hob, oven and cooker hood plus space for further white goods. The bathroom has a panelled bath with a mains shower head over and a glass screen. To the outside there is designated parking for one vehicle and a communal store. We feel this property needs to be seen to be truly appreciated and recommend an early inspection.

The property is in a convenient location being close to the A30 and a range of supermarkets, takeaways plus a secondary school and college. The North coast is approximately one mile away with Portreath being the nearest beach.

Fire door leading to:

### HALLWAY

Built-in storage cupboard housing the Baxi gas combination boiler. Radiator. Doors leading to:

### LOUNGE/KITCHEN

11'4" x 9'10" plus 14'9" x 8'7" (3.46m x 3.00m plus 4.50m x 2.63m)  
An open plan room with the lounge area having a large double glazed window having far reaching views over to Carn Brea plus two radiators. The kitchen area is of a good size providing a range of storage cupboards and drawers with black work tops and matching upstands plus a built-in electric hob, oven, a cooker hood over and a stainless steel splash back. One and a half bowl stainless steel sink and drainer with a tiled splash back. Space and plumbing for a washing machine.

### BEDROOM 1

11'3" x 11'7" (3.44m x 3.54m)  
Large double glazed window with a view over to Carn Brea. Radiator.

### BEDROOM 2

8'8" x 11'6" (2.66m x 3.52m)  
Large double glazed window with a view over to Carn Brea. Radiator.

### BATHROOM

5'4" x 6'6" (1.65m x 1.99m)  
Providing a panelled bath with a mains shower head over and a glass screen. Low level WC and a pedestal wash hand basin. Radiator. Part tiled walls.

### OUTSIDE

There is allocated parking for one vehicle plus the benefit of a communal storage area.

### DIRECTIONS

From our office in Redruth take the main road towards Camborne passing through Illogan Highway with Morrisons on your right hand side. At the mini roundabout proceed straight on through Pool and take the first turning left opposite Cornwall College into Robinsons Avenue where the property will be found on the right hand side.

### AGENTS NOTES

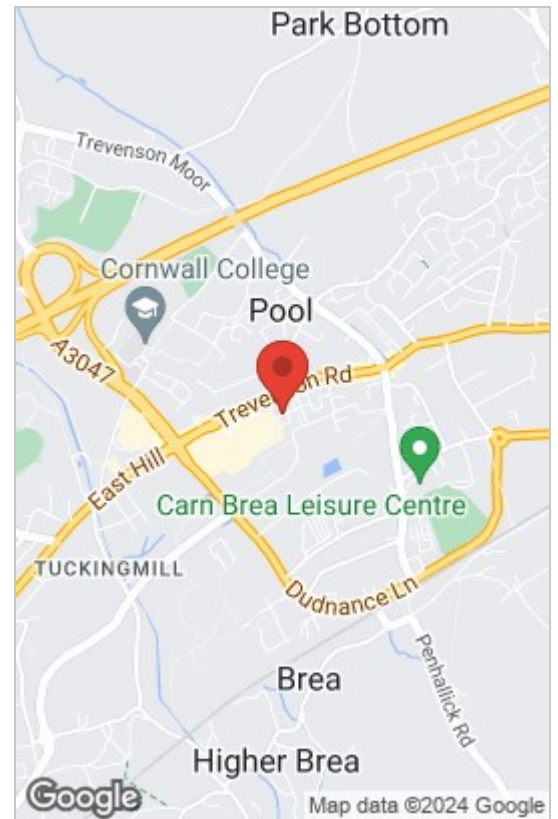
TENURE: Leasehold. 999 year lease commenced in 2015. Ground Rent £150 per annum. Half yearly service estate charge £102.41. Half yearly service block charge £453.33.

COUNCIL TAX BAND: A.

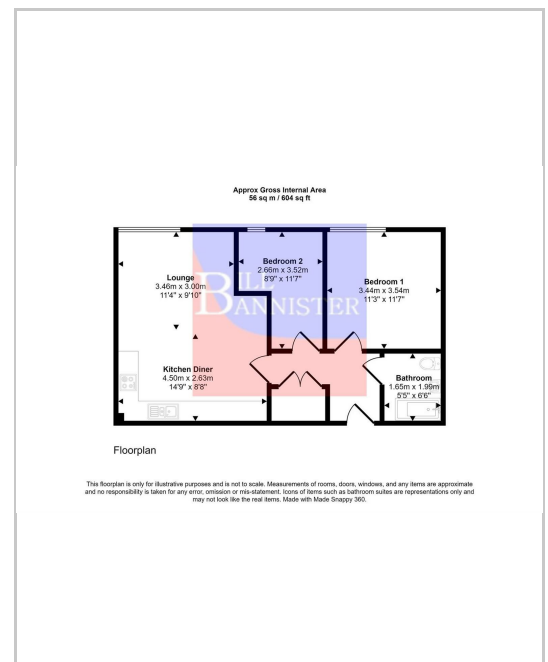
### SERVICES

Mains drainage, mains metered water, mains electricity and mains gas.

## Area Map



## Floor Plans



## Energy Efficiency Graph

