



## Flat 2 Foundry House, 21 Foundry Row

Redruth, TR15 1AN

**Guide price £95,000**



Situated in a convenient location close to the town centre, this ground floor flat is ideal for first time buyers or investment purposes. The property offers an open plan lounge/kitchen, a bedroom and shower room. Externally there is the benefit of a dedicated parking space.



This ground floor flat is situated within approximately a quarter of a mile level distance of Redruth town. It has compact easy to run accommodation offering a lounge/kitchen with some appliances, a bedroom and shower room. The property has been let for some time at a sum of £550 per calendar month. It has the bonus of a dedicated parking space.

### ENTRANCE HALLWAY

### LOUNGE/KITCHEN/DINER

12'5" x 13'5" (3.79m x 4.11m)

Single drainer stainless steel sink unit plus working surfaces with storage beneath and complementary eye level cupboards. Electric hob and oven plus an extractor. Electric radiator.

### BEDROOM

12'4" x 9'7" (3.77m x 2.94m)

Electric radiator.

### SHOWER ROOM

5'1" x 5'4" (1.57m x 1.63m)

Shower cubicle with a Triton electric shower and a Respatex surround. Wash hand basin and a wc. Extractor fan and an electric ladder radiator.

### OUTSIDE

An allocated parking space is provided.

### DIRECTIONS

From office in Redruth proceed along Chapel Street and into Foundry Row where the property will be found just before the community centre on the right hand side.

### AGENTS NOTES

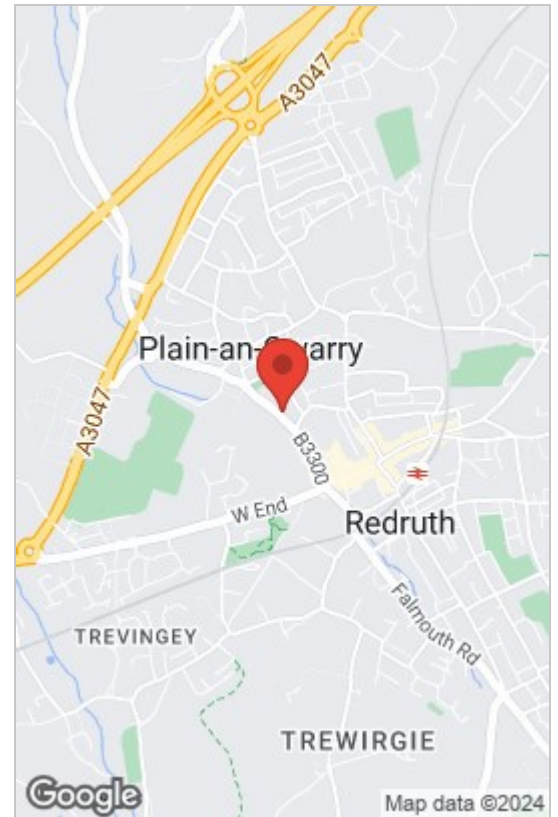
TENURE: Leasehold. 999 year lease commenced in 2013. Maintenance Charge £928 per annum (2023/2024).

COUNCIL TAX BAND: A.

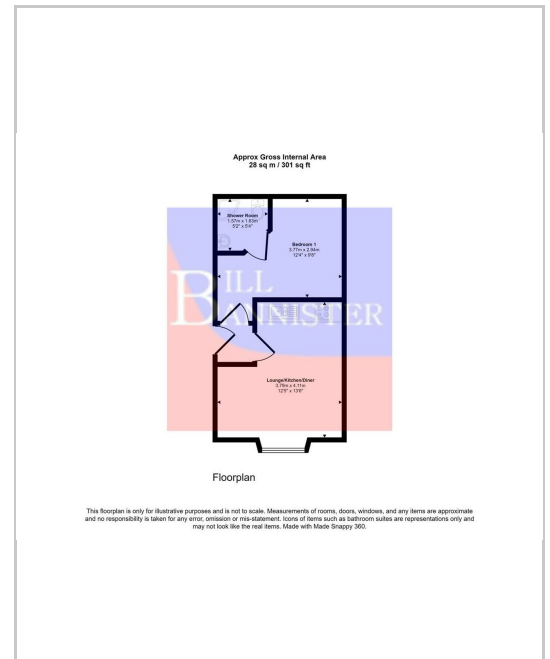
### SERVICES

Mains drainage, mains metered water and mains electricity.

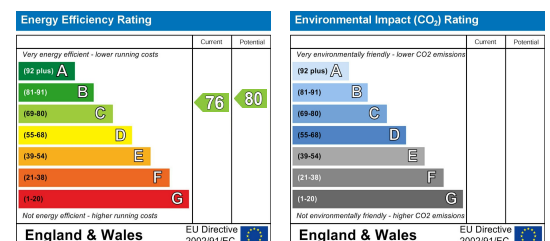
## Area Map



## Floor Plans



## Energy Efficiency Graph



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