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Sales & Lettings



## 47 Pengover Parc

Redruth, TR15 1JA

**£129,950**



Offered for sale with no onward chain, this modern first floor flat would be ideal for first time buyers or investment purposes. The property benefits from two bedrooms, a lounge, kitchen and a bathroom. It is double glazed, has electric heating and communal parking.





Situated on the first floor and having the benefit of its own entrance, this flat in our opinion is appealing to investors and first time buyers alike. From the front door there are stairs leading to the hallway with a shelved storage cupboard and doors leading off to the bedrooms, lounge, bathroom and kitchen. The lounge has a light aspect with an outlook over the communal green areas. Although the kitchen is compact there are a range of storage units with space for a cooker, washing machine and undercounter fridge. Both the bedrooms have views over Redruth and to the north coast. The bathroom has a panelled bath with an electric shower over. To the front of the property there is the benefit of communal parking and green areas.

The property is located on the outskirts of Redruth town on the Truro side with a convenience store being a short distance away. The town centre is also close by making it in our opinion a convenient location. The town has a range of local shops and cafes together with railway and bus services.

Obscure glazed door leading to:

**ENTRANCE**

Stairs to the first floor.

**HALLWAY**

With an airing cupboard housing the hot water cylinder and a storage shelf. Doors leading to:

**LOUNGE**

14'2" x 8'4" (4.33m x 2.55)

The lounge has a recess over the stairs providing a shelf area plus an opening to the kitchen. Double glazed window to the front elevation. Electric radiator.

**KITCHEN**

7'9" x 7'0" (2.37m x 2.15m)

Although compact there are a range of storage units with a free standing electric cooker plus space and plumbing for a washing machine and an undercounter fridge. Stainless steel sink and drainer. Tiled walls.

**BEDROOM 1**

7'9" x 10'11" (2.37m x 3.33m)

Having a double glazed window with views over Redruth and to the north coast. Electric radiator.

**BEDROOM 2**

9'1" x 7'8" (2.78m x 2.35m)

Having a double glazed window with views and an electric radiator.

**BATHROOM**

5'11" x 5'3" (1.81m x 1.62m)

Providing a panelled bath with an electric Triton shower over plus a shower curtain. Low level WC. Pedestal wash hand basin with a wall mounted mirror above and a shelf. Tiled walls.

**OUTSIDE**

To the front of the property there is communal parking and green areas. At the rear there is a small enclosed garden.

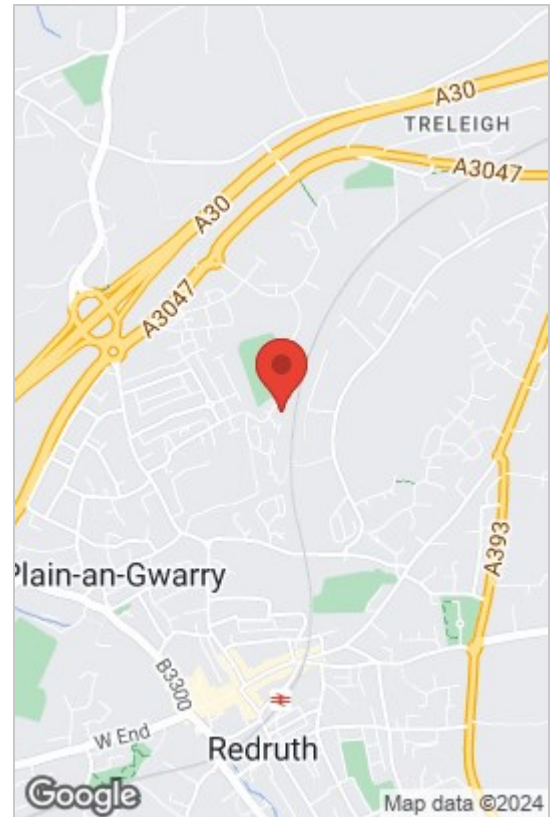
**LEASE DETAILS**

There is a 999 year lease commencing from 1990. The ground rent which includes insurance is £22.04 per calendar month.

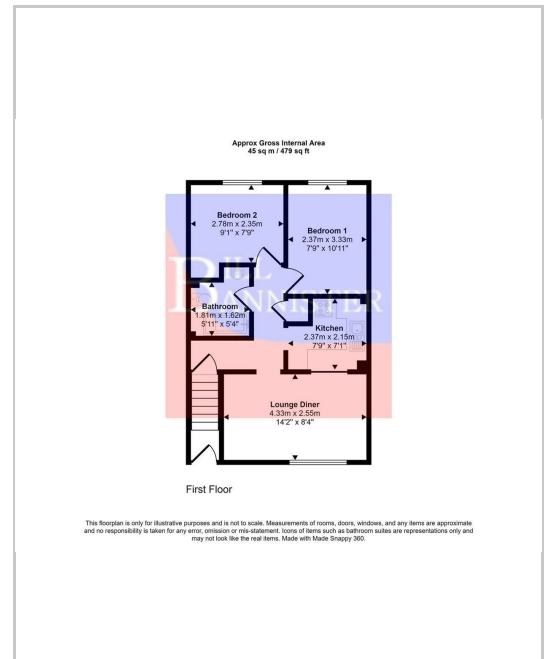
**DIRECTIONS**

From our office in Redruth along Chapel Street and turn right opposite Kresen Kernow into Plain An Gwarry. Proceed all the way up to the junction and turn left into North Street. Continue along here and take the first turning right into Strawberry Lane. Proceed all the way up to the top of the development and number 47 will be found in the last cul-de-sac on the right.

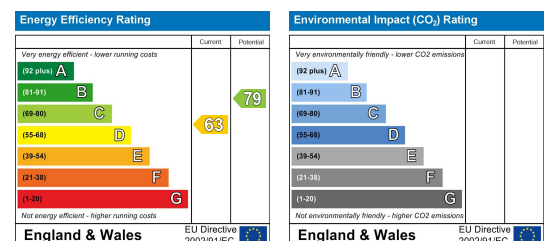
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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