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Sales & Lettings



## Apartment 8, Nanscothan Treruffe Hill , Redruth, TR15 2PS

**£1,150 Per month**



We are pleased to offer this modern and spacious three double bedroom Duplex Apartment in this modern development in the Heart of Redruth. With integral garage and one parking space in front of the garage.

On the ground floor level is a spacious entrance hallway, with doors to double bedroom with adjacent shower room with shower cubicle, WC and basin. There is also a built in storage cupboard in the hallway leading to this bedroom. Second spacious double with a further bathroom opposite with bath, WC and basin. Also on this level is internal access to the garage.

Stairs lead to spacious landing which leads to a further double bedroom, shower room and hallway with fitted storage.

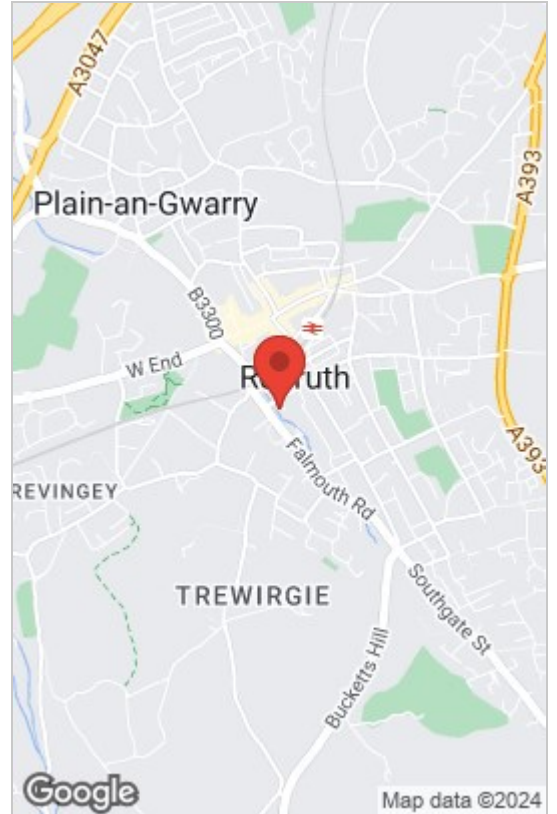
Also on the first floor is the large, modern fitted kitchen with an excellent range of base and eye level units for storage. Integrated electric oven, gas hob, extractor fan. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine.

Double reception room with Juliet balcony and polished wood floors.

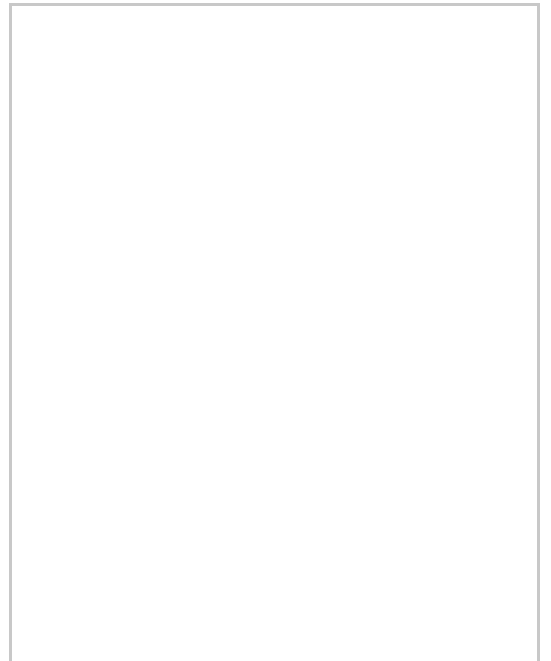
Council tax Band B, EPC rating C80. Gas central heating. Double glazed. Deposit £1325.00. Holding Deposit £265.00. one small pet may be considered dependant on circumstances. Available 1st August 2024



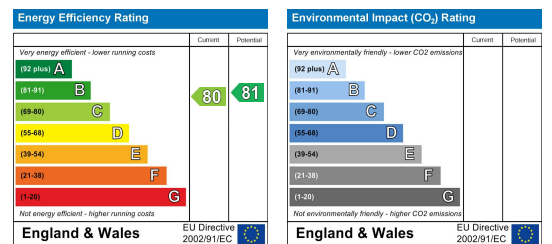
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.