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# BILL BANNISTER

Sales & Lettings

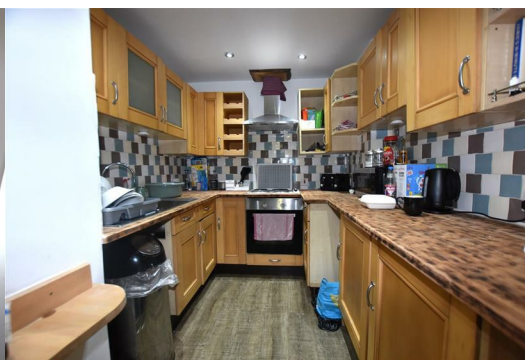


## 9 Fore Street , Redruth, TR15 2AZ

**£245,000**



This fine looking Grade II Listed property is being offered for sale as an excellent investment opportunity currently producing a rental figure of £1830 per calendar month for the three flats. There is also a small shop with main street frontage in a prime location.



Situated in the main street of Redruth and being Grade II Listed, this is an investment opportunity worthy of inspection. There is a small shop with main street frontage. Flat A is very interesting being on several floors with a turret and has good living space. The other flats are smaller but well proportioned. The specification includes electric heaters. All three flats are let at £1830 PCM and the shop is available to rent. The vendor is asking for £200 PCM. Externally this is a fine looking building as you will see from the pictures.

Redruth town has various retail outlets and a mainline railway station plus bus services.

#### FLAT A

##### LOUNGE

9'10" x 9'6" (3.01m x 2.92m)  
Corner window.

##### KITCHEN

5'10" x 5'7" (1.8 x 1.72)  
One and a half bowl sink unit and worktops. Eye level units and a cooker hood. Tiled splash backs.

##### INNER HALL

##### LAUNDRY ROOM

5'3" x 2'3" (1.61m x 0.70m)  
Space for white goods.

##### BEDROOM 1

9'4" x 9'3" (2.86m x 2.82m)  
Recess.

##### BATHROOM

Panelled bath with an electric shower. Pedestal basin. WC. Extractor fan.

##### BEDROOM 2

#### FLAT B

##### LOUNGE

12'5" x 10'5" (3.8m x 3.2m)  
Steps leading to:

##### KITCHEN

11'7" x 8'3" (3.54m x 2.52m)  
Single drainer stainless steel sink unit. Worktops with splash backs. Eye level units.

##### BEDROOM

10'5" x 10'2" (3.2m x 3.1m)  
Built-in bed and cupboards.

##### SHOWER ROOM

Electric shower, basin and WC.

#### FLAT C

##### LOUNGE

10'9" x 8'8" (3.29m x 2.66m)

##### BEDROOM

11'7" x 6'1" (3.54m x 1.87m)  
Open wardrobe and understairs cupboard.

##### KITCHEN

8'10" x 6'10" (2.71m x 2.1m)  
Single drainer stainless steel sink. Worktops with splash backs and eye level cupboards.

#### AGENTS NOTES

TENURE: Freehold

COUNCIL TAX BAND: Each Flat is a Band A.

Flat A is currently achieving £675 PCM

Flat B is currently achieving £580 PCM

Flat C is currently achieving £600 PCM

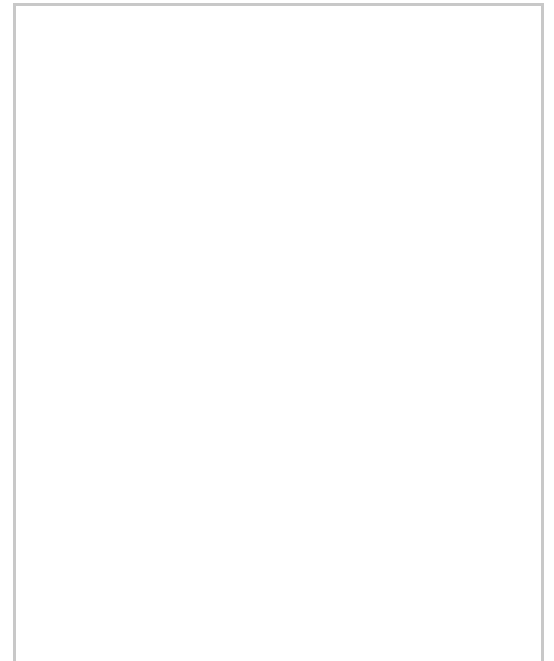
#### SERVICES

Mains drainage, mains water, mains electricity.

## Area Map



## Floor Plans



## Energy Efficiency Graph

