

66 West End · Redruth · Cornwall · TR15 2SQ

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BILL BANNISTER

Sales & Lettings



GENERAL VIEW

Flat 9, 3 West End

Redruth, TR15 2RZ

Guide Price £110,000



Ideal for first time buyers or perhaps as an investment, this updated ground floor flat benefits from its own entrance and is situated in a convenient location close to the town centre. The property benefits from one bedroom with an en-suite shower room and an open plan lounge/diner/fitted kitchen with appliances. It has modern electric heaters and parking is available at a separate charge.



This ground floor flat is located in a Grade II Listed building and is close to the centre of Redruth town making it convenient for the railway station and bus station. The property provides updated light and airy living accommodation with a lounge/diner/fitted kitchen with appliances and a bedroom single glazed patio doors and leading to an en-suite shower room. The kitchen has a range of storage units with a built-in electric hob, oven and hood. The shower room has a shower cubicle with an electric shower over. Externally to the rear of the property parking is available for permit holders.

Redruth town centre offers a range of shops, cafes and a cinema plus a railway station with links to London and bus services are also available.

LOUNGE/KITCHEN/DINER

16'5" x 12'8" (5.01m x 3.88m)
Half glass panelled wooden front door, single glazed, leading into living area and kitchen/diner. Two wall mounted Haverland electric heaters. The kitchen area provides a range of storage units both at eye level and base level with ample work surfaces, a built-in electric hob and oven with cooker hood over. Space and plumbing for a washing machine along with space for a fridge. Stainless steel sink and drainer. Tiled splash back.

BEDROOM 1

9'1" x 10'10" (2.77m x 3.31m)
Bedroom with double wooden framed single glazed patio doors

EN-SUITE SHOWER ROOM

5'1" x 8'9" (1.55m x 2.67m)
Redring Pure electric shower with acrylic splash back, pedestal wash hand basin with acrylic splash back and a wall mounted pull switch light over. Low level WC, wall mounted Heatstore electric heater and an extractor fan.

OUTSIDE

Parking is available to permit holders at £260 per annum.

DIRECTIONS

From our office proceed up West End and the property will be found a few yards up on the left hand side.

AGENTS NOTE

TENURE: Leasehold. 999 year lease commencing in 2023. Ground Rent £50 per annum. Service Charge £1,100 per annum. COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and electric heating.

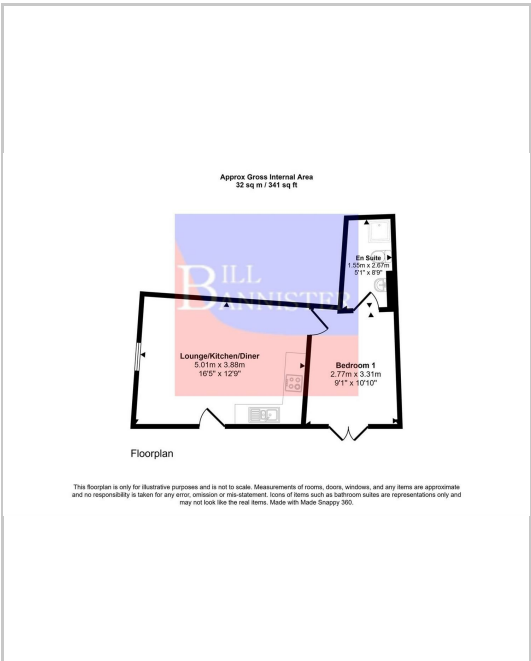
Broadband highest available download speeds - Standard 21 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

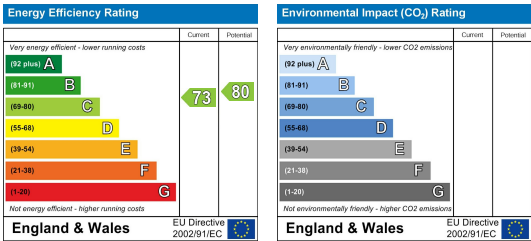
Area Map



Floor Plans



Energy Efficiency Graph



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