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BILL BANNISTER

Sales & Lettings



8 Edwards Apartments

Gweal Pawl, Redruth, TR15 3AE

£165,000



Situated within walking distance of the town, this first floor apartment benefits from two bedrooms, an open plan lounge/diner/kitchen and a bathroom. It is double glazed, has gas heating, communal gardens and allocated parking.



This first floor apartment offers two bedrooms, an open plan lounge/kitchen/diner and a bathroom. It is double glazed and this is complemented by gas heating. Externally there are good sized communal gardens and dedicated parking. The current vendors have rented the property out for 10 years. The property is situated in a convenient location near to the town centre providing a range of local amenities plus railway and bus services.

Communal front door and hallway with staircase leading to first floor.

FIRST FLOOR

ENTRANCE HALLWAY

Electric fuse board. Telephone point. Further door leading into:

OPEN PLAN LOUNGE/KITCHEN/ DINING AREA

DINING AREA

14'7" x 11'5" (4.47m x 3.5m)

Entry telephone system. Radiator. Door leading into inner hallway.

KITCHEN

7'8" x 7'8" (2.36m x 2.34m)

A range of matching wall and base kitchen units and drawers with a roll edge worktop surface incorporating a single bowl and drainer, stainless steel sink unit and four ring gas hob with electric oven below and extractor hood above. Tiled splashback. Integral fridge/freezer and space for washing machine.

LOUNGE

15'3" x 9'4" (4.65m x 2.87m)

Double glazed sash window to front aspect with views leading up towards Carn Brea Castle and Monument. Radiator. Thermostat. Built-in cupboard housing Worcester boiler which was installed in March 2024. Television and telephone points.

INNER HALLWAY

Doors leading into both bedrooms and bathroom. Radiator.

BEDROOM 1

14'1" x 8'6" (4.3m x 2.6m)

Double glazed sash window to rear aspect. Radiator.

BEDROOM 2

10'9" x 10'2" (3.28m x 3.12m)

Double glazed sash window to rear. Radiator.

BATHROOM

A white suite which comprises of panelled bath with mains shower attachment, pedestal wash hand basin with tiled splashback and close coupled w.c. Radiator. Electric shaver point. Extractor fan. Vinyl floor covering.

OUTSIDE

The current vendor has made us aware that there is an allocated parking space for one car and communal gardens.

DIRECTIONS

From our office in Redruth turn right and proceed up West End, over the brow of the hill and turn left at the mini roundabout. Turn left again and the property will be facing you.

AGENTS NOTES

The current vendor has informed us that the length of lease is 999 years dated from January 2004.

There is a maintenance fee of £126.04 PCM

COUNCIL TAX BAND: A

SERVICES

The property has mains electric, mains gas, mains metered water and mains drainage.

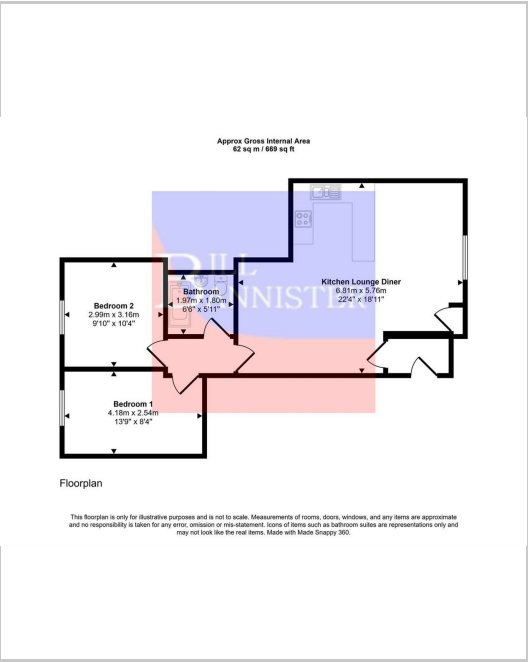
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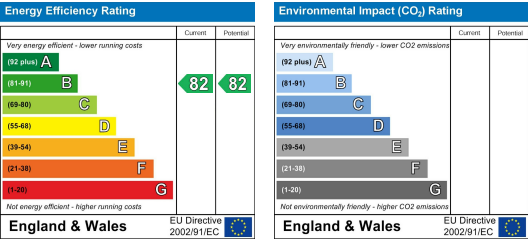
Area Map



Floor Plans



Energy Efficiency Graph



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