

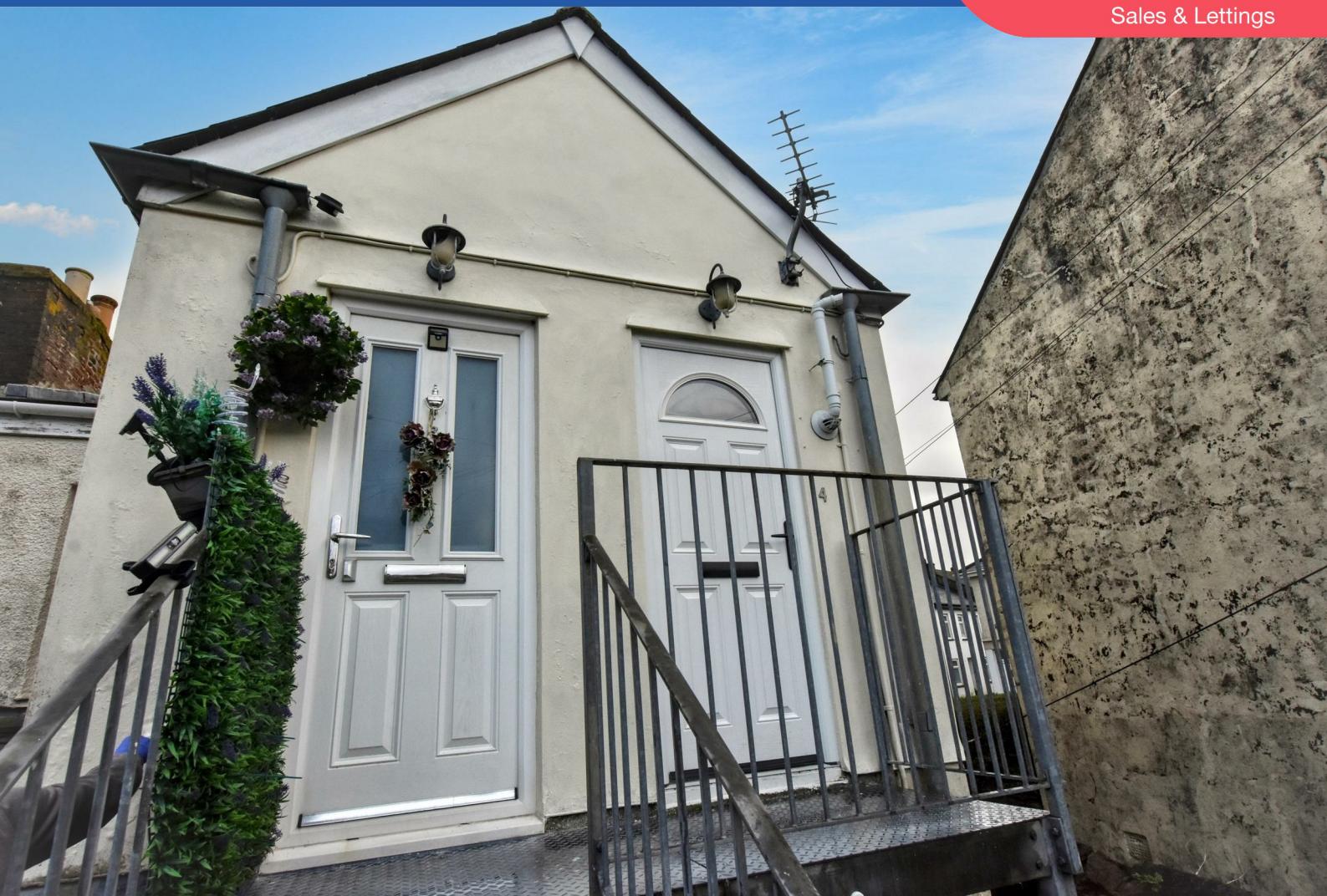
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Sales & Lettings



## Flat 4 74 Higher Fore Street

Redruth, TR15 2AR

**Guide Price £99,950**



Ideal for first time buyers or investment purposes, this first floor flat is offered for sale chain free. Situated close to amenities and the railway station, the property offers one bedroom, an open plan lounge/fitted kitchen, an entrance/utility area and a shower room. It is double glazed and this is complemented by gas heating. Externally there is the bonus of a lawned garden area.



Conveniently situated on a corner location on the east side of Redruth town, this first floor flat is offered with no onward chain. It has an entrance utility/hallway with a cupboard housing a gas combi boiler and a lounge/kitchen with a fitted oven, hob and extractor. There is one bedroom and a shower room with a mains shower. The property has a shared external staircase with the next door apartment and also included in the sale is an enclosed lawned area of garden. We feel this is a useful asset to the property. Bus services pass close by and there is a convenience store within a few hundred yards as is the town centre offering shops, the railway station and other facilities.

Metal stairs to a upvc front door opening to:

#### LOBBY/UTILITY AREA

4'6" x 10'0" (1.39m x 3.06m)

Cupboard housing a wall mounted Glow Worm boiler. Adjoining working surfaces with space for white goods beneath. Radiator and wood flooring.

#### LIVING ROOM/KITCHEN

14'6" x 13'4" (4.42m x 4.08m)

With laminate flooring to the living area and slate effect laminate flooring to the kitchen area. Single drainer stainless steel sink unit plus working surfaces with storage beneath and further complementary eye level units. Fitted oven, hob and extractor hood.

#### BEDROOM

11'9" x 7'9" (3.59m x 2.38m)

Radiator and an outlook to the front elevation.

#### SHOWER ROOM

Shower cubicle with a mains shower, enclosed wash hand basin and a low level wc. Radiator.

#### OUTSIDE

There is a side access to the property and immediately to the left is a wooden slatted fence with a rectangular area of garden.

#### DIRECTIONS

Pass Redruth railway station on the right and proceed into Higher Fore Street. The property will be found on the right by the junction to St Day Road.

#### AGENTS NOTE

TENURE: Leasehold. 999 year lease commenced on 1/1/2005. Maintenance Charge £20 per calendar month. Each of the four flats in the block own a share of the freehold.

COUNCIL TAX BAND: A.

#### SERVICES

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

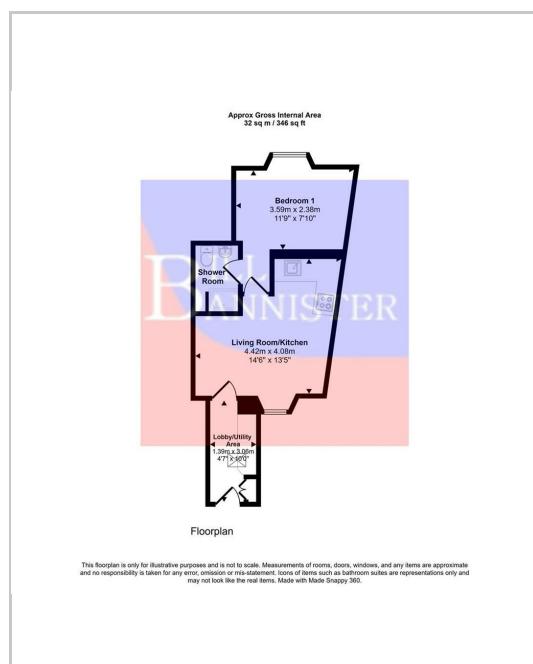
Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor, Three Good outdoor, O2 Good outdoor & variable indoor, Vodafone Good outdoor & indoor (sourced from Ofcom).

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

