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BILL BANNISTER
Sales & Lettings



Apartment 13, Lamorak House Breaview Park Lane

Pool, Redruth, TR15 3PU

Shared Ownership £45,467

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Offered as a shared ownership with a 65% share, this modern top floor flat is situated in a very convenient location. Ideal for first time buyers or investment purposes, the well presented accommodation comprises an open plan lounge/kitchen/diner, a bedroom and a shower room. There is also the bonus of a dedicated parking space.







Situated on the top floor of this modern apartment block, the property has a fine open aspect to Carn Brea from the front elevation. The accommodation comprises of an entrance hallway leading through to a kitchen/lounge/dining room, one bedroom and a shower room. The property is double glazed and there are several electric radiators. There is laminate flooring throughout for ease of maintenance. Externally there is one dedicated parking space. Lamorak House is tucked away from the main road yet gives easy access to Camborne and Redruth plus the large out of town multiples.

This is a shared ownership with Coastline at 65% to the buyer and 35% to Coastline at a rental of £122.47 per calendar month. The property is also available at a full market price of £69,950.

ENTRANCE HALLWAY

LOUNGE/DINER/KITCHEN
10'10" x 17'3" (3.32m x 5.26m)
This room as a lovely view to the top of Carn Brea. There is a single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath plus space for white goods. Electric boiler beneath one worktop which is closed in. Electric heater. This room has been thoughtfully laid out to make full use of the space.

BEDROOM
7'4" x 10'4" (2.26m x 3.17m)
Electric panel heater.

SHOWER ROOM
7'4" x 4'3" (2.24m x 1.30m)
A corner cubicle with a Mira electric shower. Wash hand basin and a low level wc. Extractor fan, electric heater and a medicine cabinet with mirrored doors.

OUTSIDE
There is a communal entrance door with an intercom. At the top of the stairs there is a doorway to an enclosed outside paved area shared by three flats, ideal perhaps for sitting out in the afternoon or evening. There is a dedicated parking space.

DIRECTIONS
From our office in Redruth take the main road towards Camborne passing Morrisons Supermarket on the right hand side. Take the next left after Macsalvors into Wilson Way and then take the small lane after the old chapel on the right where Lamorak House will be found on the right hand side.

AGENTS NOTE
TENURE: Leasehold - 99 year lease commenced 1/9/2008. Maintenance Charge £169.09 per calendar month. Buildings Insurance £11.29 per calendar month. Rent £122.47 per calendar month.

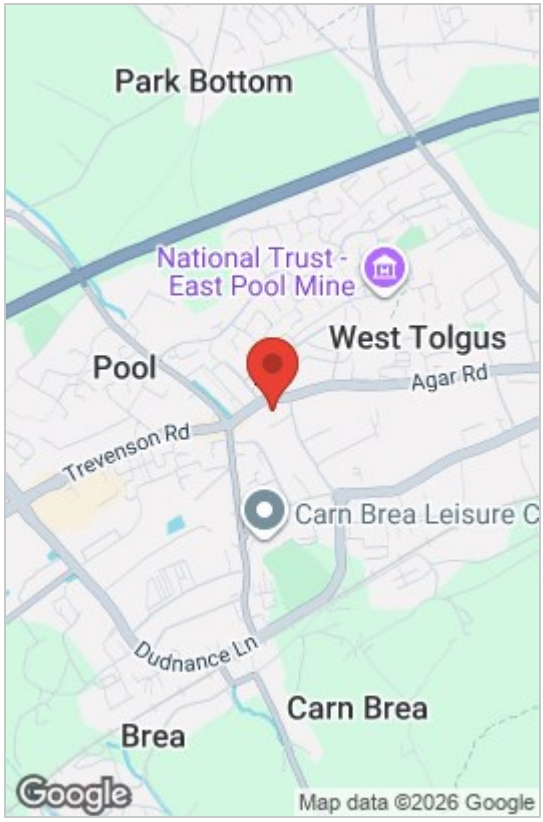
COUNCIL TAX BAND: A.

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

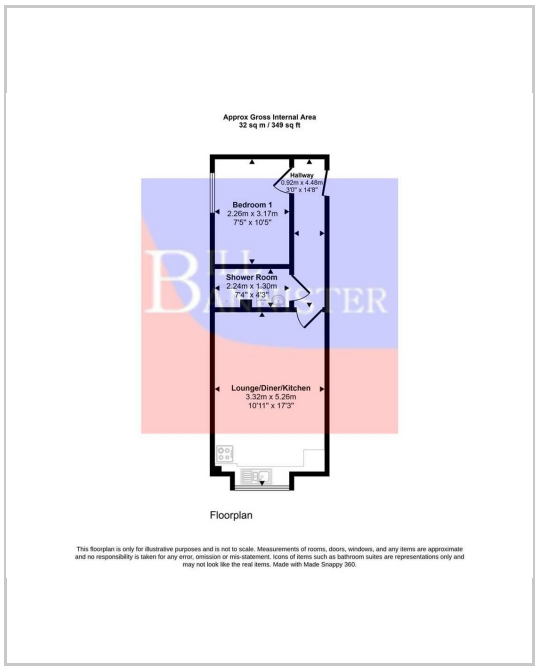
Broadband highest available download speeds - Standard 5 Mpbs, Superfast 80 Mpbs (sourced from Ofcom).

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

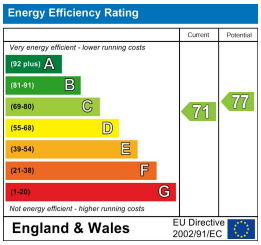
Area Map

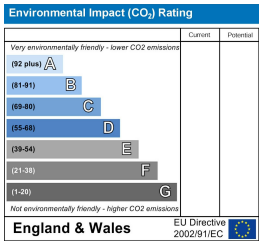


Floor Plans



Energy Efficiency Graph





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