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## West End, Redruth

## £100,000

**Leasehold**







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## Property Introduction

Situated within a Grade II listed building in the centre of the town, this second floor apartment is being offered for sale with no onward chain.

Benefiting from the remainder of a 999 year lease created in October 2006, this second floor apartment is Ideal as for a first time buyer or as an investment opportunity.

One will find an open plan kitchen/living space with an outlook to the rear and a double size bedroom with an en-suite shower room.

Heating is provided by independent electric heaters.

There is the potential to rent a parking space to the rear, from the management company, with an annual charge of £52.00 subject to availability.

Viewing our interactive virtual tour is recommended prior to arranging a closer inspection.

## Location

Redruth town offers a comprehensive range of both local and national shopping outlets, there are Public Houses and a mainline Railway Station which connects with London Paddington and the north of England.

Within five miles one will find the north coast village of Portreath which is noted for its sandy beach and active harbour, Truro the administrative and shopping centre for Cornwall is within ten miles and Falmouth which is on the south coast and is Cornwall's university town will be found within eleven miles.

The A30 trunk road passes to the north of the town.

### ACCOMMODATION COMPRISES

Accessed from a central staircase, a solid door with fanlight over opens to:-

### HALLWAY

Coved ceiling. Doors off to:-

## KITCHEN/LIVING ROOM 18' 3" x 13' 5" (5.56m x 4.09m)

Small pane glazed window to the rear. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporates an inset stainless steel single drainer sink unit with mixer tap. Ceramic tiled splash backs, space and plumbing for an automatic washing machine and fridge. Built-in 'Zanussi' oven with 'Samsung' electric hob over incorporating an extractor hood. Recessed former wall safe.



## BEDROOM 14' 2" x 10' 8" (4.31m x 3.25m) maximum measurements

Small pane double glazed window to the side. Door to:-

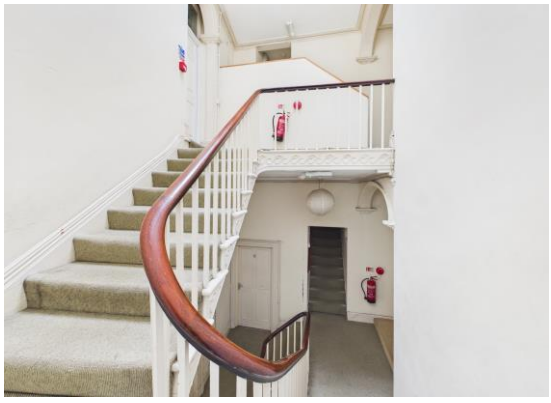


## SHOWER ROOM

Incorporating a low level WC, pedestal wash hand basin and tiled shower enclosure with an 'Aqualisa' electric shower. Electric towel radiator.

## OUTSIDE

To the rear of the property there is a courtyard with the potential for renting a parking space, from the management company, with an annual charge of £52.00, subject to availability.



## SERVICES

The property benefits from mains water, mains drainage and mains electric.

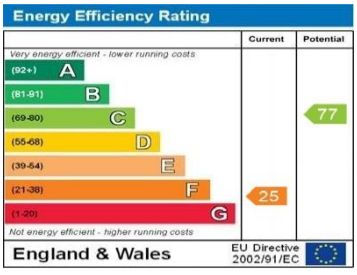
## AGENT'S NOTES

This leasehold property has the remainder of a 999 year lease created in 2006. The annual ground rent is £50.00 and the annual service charge which covers property insurance, cleaning and lighting of common areas and external maintenance is currently £1095.35 per annum and subject to a 5% management fee of £54.76 per annum. The Council Tax band for the property is band 'A'.

## DIRECTIONS

From Redruth Railway Station proceed down the hill bearing right at the first set of traffic lights, at the next set of traffic lights turn right and turn left into West End where the property will be found on the left hand side opposite the former West End Drapery Stores. This is a town centre location and there are ample car parks nearby as parking at the property for viewings is not possible. If using What3words:- eased.observer.bossy








## MAP's top reasons to view this home

- Second floor apartment
- One double size bedroom
- Open plan living space
- Possible rented parking space
- En-suite shower room
- Independent electric heating
- Outlook to rear
- Set within Grade II Listed building
- Central town location
- Chain free sale


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