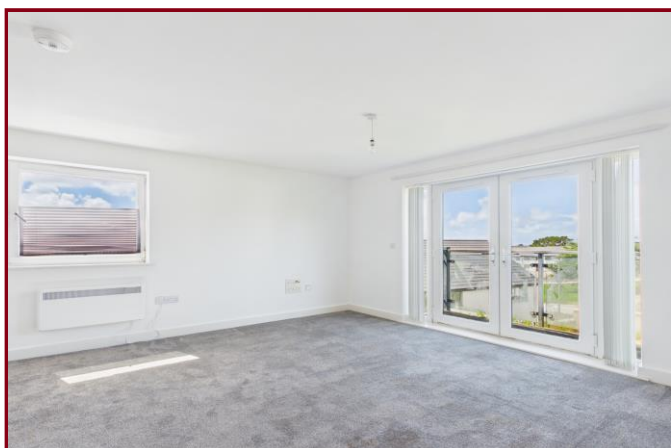




MAP estate agents
Putting your home on the map

**Chy Kensa,
Jubilee Drive, Redruth**

**Auction Guide Price £65,000+
Plus fees
Leasehold**





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Property Introduction

To be offered for sale via the traditional auction method on the 23rd of July 2026, this second floor two bedroom flat is presented in good decorative order and is deceptively spacious.

Situated on the outskirts of Redruth town centre with a variety of amenities all within close range, the apartment benefits from modern appliances, double glazing and enjoys a Juliette style balcony.

Heating is provided by electric panel heaters.

To the outside there are shared communal areas and undercroft parking is available in a dedicated space for one vehicle.

Location

Chy Kensa is ideally located of the town with pedestrian access from Green Lane into the town centre, just over half a mile away. Redruth offers a comprehensive range of shops and there is a mainline Railway Station providing access to St Ives, Penzance, Bristol, Cardiff and London.

The A30 runs to the north of the town.

There are well respected Ofsted rated primary and secondary schools in the town and the North coast of Portreath, which is noted for its harbour and sandy beach, can be found within five miles. Access to the A30 is only half a mile away, making it easy to commute to the county's Treliske hospital, Truro college and the cathedral city of Truro with its extensive shopping and leisure amenities. Falmouth on the South coast which is Cornwall's university town is ten miles away.

ACCOMMODATION COMPRISES

Communal entrance door with security entrance and giving access to communal entrance hallway. A communal glazed entrance hall with stairs and lift (not currently working) giving access to all floors.

SECOND FLOOR

Door giving access to two apartments with a door opening to :-

HALLWAY

Door to airing cupboard with Gledhill Pulsacoil hot water immersion and with shelving. Doors open off to :-

LIVING ROOM 17' 10" x 14' 9" (5.43m x 4.49m)

uPVC double glazed window to the side and uPVC double glazed French doors to the rear. Veranda from the French doors with glass balustrade. The kitchen area is fitted with a range of eye level and base gloss white units with adjoining roll top edge working surfaces and incorporating an inset stainless steel single bowl sink unit with mixer tap. Built in oven, ceramic hob with hood over and stainless steel back. Integrated fridge and freezer, space for automatic washing machine. Electric panel heater.



BEDROOM ONE 12' 11" x 9' 6" (3.93m x 2.89m)

uPVC double glazed window to the side enjoying an outlook towards Carn Brea. Two sliding door wardrobe and panel heater.



BATHROOM

With a concealed cistern wc, a circular wash hand basin with mixer tap sat on a vanity unit and with a walk in shower which is fully tiled. Towel radiator.

BEDROOM TWO 10' 10" x 9' 0" (3.30m x 2.74m)

uPVC double glazed window to the rear. Wall mounted panel heater and radiator.

OUTSIDE

In addition to the communal gardens there is a communal bin store and a large undercroft garage gives parking for one vehicle with a dedicated parking space.



AGENT'S NOTE

Property is being sold with the remainder of a 125 year lease created in 2012 which expires in 2134. For full details of the lease and maintenance charges please register on the Clive Emson Auction site where all details will be available to peruse. Council Tax band for the property is band 'A'. Our lettings department advise a monthly rental value of £850pcm.

SERVICES

Mains electricity, mains water which is metered and mains drainage.

DIRECTIONS

From Avers junction off the A30 by Aldi take the close Hill road into Redruth and continue into Green Lane and at a roundabout bear left into Drump road, take the first left into Jubilee drive where Chy Kensa will be found in front of you on the right. If using What3Words :- Blanket.Quilting.Polar.

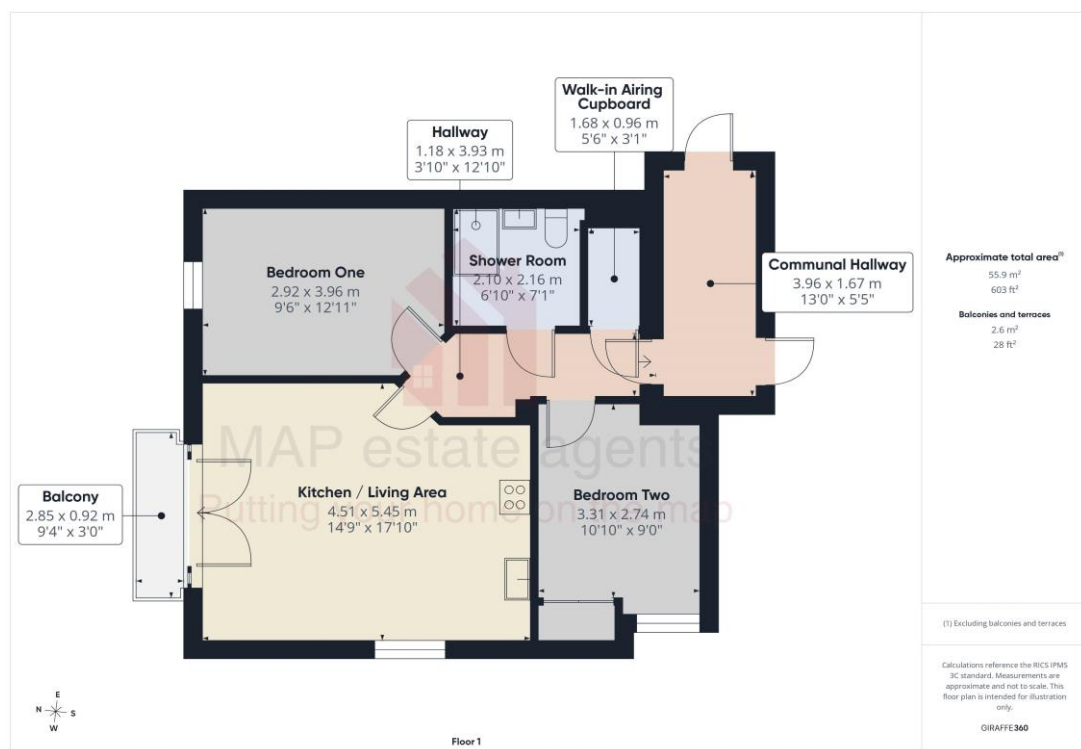


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	81
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Second floor flat
- Two double size bedrooms
- Open plan living kitchen space
- Contemporary style kitchen area
- Shower room with oversize shower
- Fully double glazed
- Electric panel heating
- Balcony off living area
- Shared garage parking for one
- Cash purchase only, Chain Free Sale



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)
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