

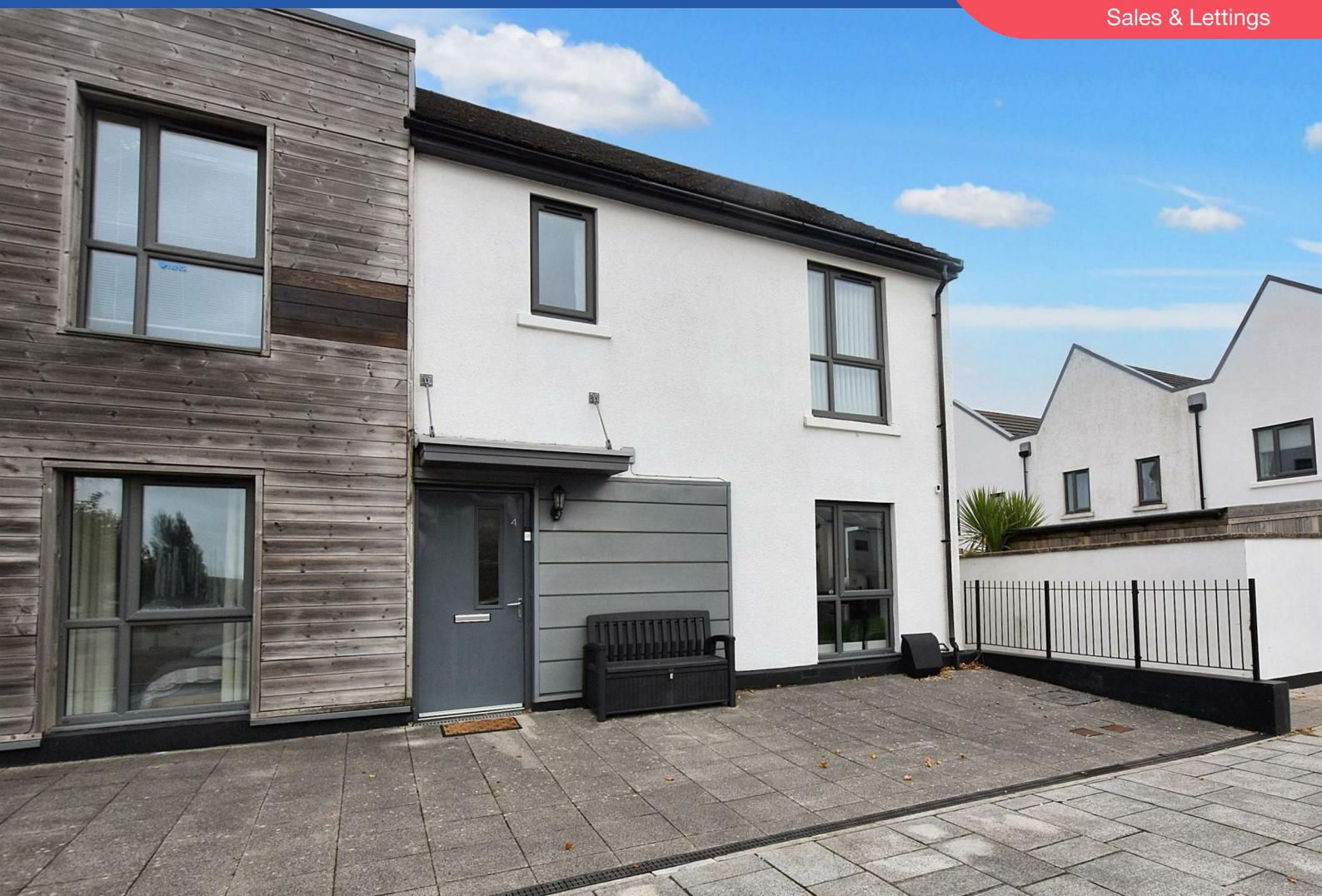
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**BILL  
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Sales & Lettings



## 4 Holman Court Pool, Redruth, TR15 3SZ

**£159,950**



Ideal for first time buyers or investment purposes, this modern ground floor apartment benefits from well presented accommodation. There are two bedrooms, a lovely open plan lounge/kitchen/diner and a well appointed bathroom. The property has triple glazing and this is complemented by gas fired heating. Externally there is a communal storage area/bin store and the bonus of a dedicated parking space.



This well presented ground floor apartment is set back from the road in a popular residential location. We understand from the vendor that the National Trust will shortly be taking over the original Heartlands. The property itself has an open plan lounge/dining room/kitchen with some appliances being included in the sale. There are two bedrooms and an inner hall with a spacious storage cupboard. The bathroom is well appointed with the addition of a mains shower. Heating is via a gas system complemented by triple glazing and an air circulation unit. Externally there is an undercover area providing access to a communal store room with an allocated facility and a locked bin store nearby. There is also a shared satellite dish. The property also has the benefit of a dedicated parking space and is offered with no onward chain. Pool gives good access to shopping facilities, Cornwall College, out of town multiple shops and the A30.

Front door to:

#### OPEN PLAN LOUNGE/KITCHEN/DINER

13'1" x 15'1" + 6'5" x 13'0" (4.00m x 4.61m + 1.98m x 3.98m)

A dual aspect room with the kitchen area offering an oven, a hob, a hood, a fridge/freezer and a washing machine. There are plenty of working surfaces with cupboards and drawers beneath, eye level storage cupboards and one housing a Baxi gas combi boiler. Two radiators and spot lighting.

#### INNER HALL

Radiator, a large built-in cupboard with its own heater and an air circulation system.

#### BEDROOM 1

11'7" x 11'1" (3.54m x 3.39m)

With a radiator.

#### BEDROOM 2

8'0" x 11'3" (2.44m x 3.43m)

With a radiator.

#### BATHROOM

5'6" x 6'9" (1.69m x 2.08m)

Panelled bath with a tiled surround, a mains shower and a screen. Enclosed wash hand basin and a wc. Radiator.

#### OUTSIDE

Steps lead down to a covered area where there is a secure bin store and shared storage facilities. A dedicated parking space is also supplied.

#### DIRECTIONS

From our office in Redruth take the main road towards Camborne, through the double mini roundabout at Pool and keep going straight ahead passing Cornwall College on the right. Take the next turning left towards Heartlands and at the T junction turn right where Holman Court will be found on the right.

#### AGENTS NOTE

TENURE: Leasehold - 125 years commenced in 2015. Ground Rent £150 per annum, Insurance £387.19 per annum, Maintenance Charge £1422.30 per annum.

COUNCIL TAX BAND: A.

#### SERVICES

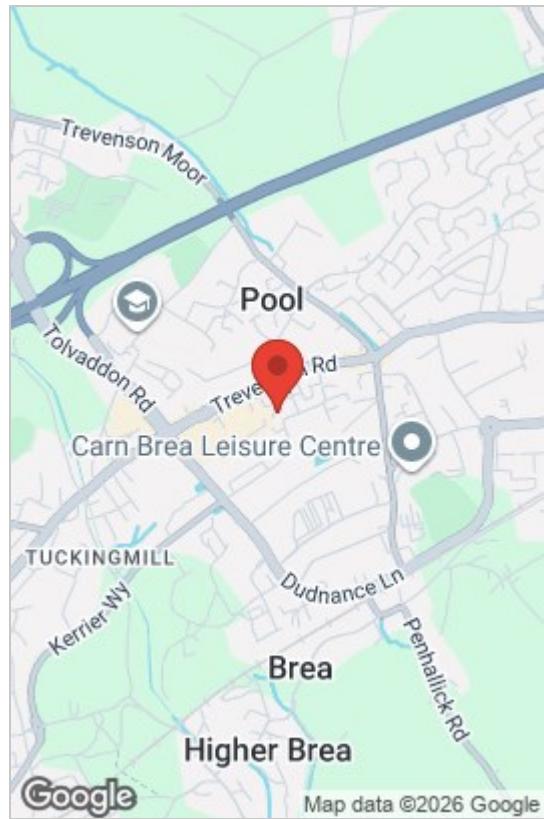
Mains drainage, mains water, mains electricity and mains gas heating. Shared solar panels.

Broadband highest available download speeds - Standard 4 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

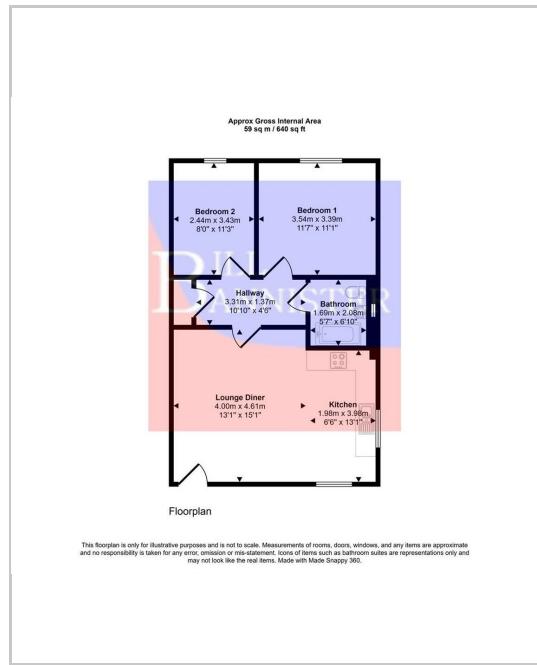
#### Mobile signal -

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

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

