

MAP estate agents

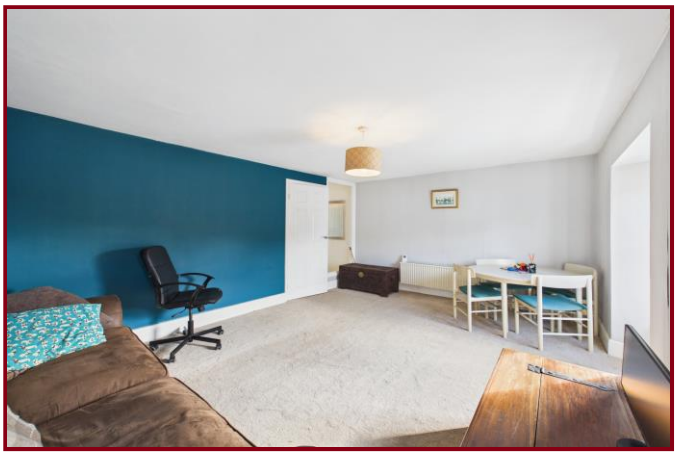
Putting your home on the map

The Square,
Stithians, Truro,

Guide Price £160,000

Leasehold







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Property Introduction

A well presented one bedroom first floor flat offering stylish and comfortable living in a village location with the amenities on your doorstep.

The generous lounge/diner is light and bright, there is a contemporary style kitchen, double bedroom and a modern shower room which completes the accommodation.

An ideal lock up and leave as an investor or ideal for first time buyer or professional couple with easy access to Redruth, Falmouth, Helston and Truro. There is a generous attic space with window ideal for storage, a small area outside and also one parking space.

Location

The property is located within Stithians which is a popular village with a vibrant local community located within a reasonable travelling distance to the maritime town of Falmouth and the city of Truro with its three spired cathedral and cobbled streets making it a popular destination for locals and visitors. The towns of Helston and Redruth are also within a similar distance.

Within the village local facilities include a primary school, public house, doctor's surgery and a village shop that caters very well for day to day needs along with a cricket club and a village hall. Being a rural village there are a number of country walks nearby as well as both north and south coasts within a reasonable travelling distance with their contrasting coastlines, the north being popular for surfing and the south renowned for its excellent sailing waters.

ACCOMMODATION COMPRISES
Communal door (serving two flats) to :-

ENTRANCE HALLWAY
Further double glazed door into :-

HALLWAY
Space for coat and shoe storage, stairs to :-

LANDING
A central landing with exposed floorboards and electric radiator. Access to a generous loft space. Doors to :-

LOUNGE/DINER 16' 1" x 11' 3" (4.90m x 3.43m)
Glazed panel to the side of the door letting in light. Generous room, dual aspect double glazed windows, electric radiator.

KITCHEN 11' 8" x 7' 9" (3.55m x 2.36m) maximum measurements
Range of floor and wall mounted contemporary style cupboards with worktop over incorporating a sink and drainer. Dual aspect double glazed windows with a green outlook. Integrated oven and hob with splash back and extractor above. Built in fridge/freezer and dishwasher. Electric radiator.

SHOWER ROOM
Obscure double glazed window, storage cupboard with a shelf. Shower cubicle housing electric shower, sink and pedestal, low level wc and heated towel rail. Splashboarding to all walls.

BEDROOM 14' 4" x 11' 1" (4.37m x 3.38m)
Double glazed window to the rear with a green outlook. Electric radiator, fitted wardrobes.

OUTSIDE AND PARKING
There is one parking space to the rear at the left hand side of the garage nearest the property and the owner has sole use of a small outside space to the front of the property.

AGENTS NOTE
The Council Tax band for this property is band 'A'. Please note there is a lease of 98 years remaining expiring in 2124. There is also a service charge of £80 per calendar month. The six flats are owners of the management company and own a 1/6th share of the freehold. Charges include upkeep and maintenance of the communal garden, building insurance, lighting and cleaning of communal hallways, general maintenance of the exterior of the building including roofing.

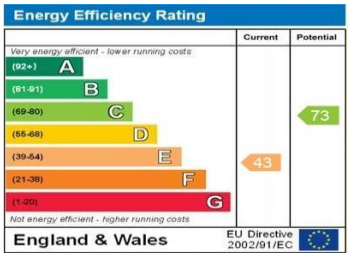
SERVICES
Mains electric, mains water, mains drainage.

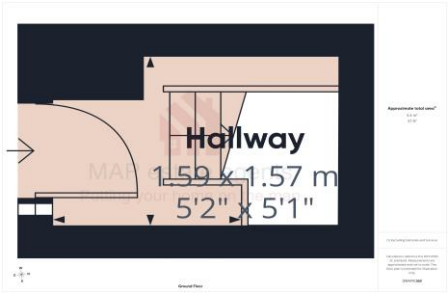
DIRECTIONS
From Ponsanooth, at the top of the hill coming out of village turn left to Stithians, continue towards village, passing Stithians showground on left, follow road around to Foundry Hill, proceed, turn right into Crellow Lane and drive towards the end you will see Hardy House on the right. If using What3words; lemons.twilight.winemaker













MAP's top reasons to view this home

- Well presented first floor flat
- Located in centre of the village
- Generous lounge/diner
- Double bedroom with fitted wardrobes
- Modern contemporary kitchen
- Modern shower room and useful attic space
- Small garden for personal use, one parking space
- First time buyer or investor purchase
- Directly opposite well stocked village shop
- Bus stop yards away, church, doctors and pub

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