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# BILL BANNISTER

Sales & Lettings



VIEW OF WHOLE BLOCK

## Apartment 8 Nanscothan

Treruffe Hill, Redruth, TR15 2PS

**£197,500**



Offered for sale with no onward chain and situated in a very convenient location close to the town centre, this modern maisonette benefits from very spacious accommodation. There are three bedrooms with the bonus of a bathroom and two shower rooms, a generous lounge/diner and a fitted kitchen. The property is double glazed, has gas heating and an integral garage.





Ideally situated within a few minutes walk to Redruth town centre and set within a gated complex, we are very pleased to bring to market this modern and particularly spacious three bedroom/three bathroom maisonette within a block of similar properties. An entrance corridor leads into an internal hallway with stairs to the first floor. At ground floor level you will find two of the three double bedrooms as well as two of the three bathrooms, one of which is a shower room. Side access can also be gained to the single garage from the hallway. Stairs lead up to the spacious landing area from where open access is gained via a short hallway to the third double bedroom and further separate shower room. French doors from the landing open into the large double aspect lounge/living room/diner with a wooden floor throughout from where access can be gained via double doors to the pass-through fitted kitchen. The well equipped kitchen has a range of eye level and base level storage cupboards and drawers along with several integrated appliances including a base level fridge and separate freezer, dishwasher, gas hob and an oven and grill. A door leads out from the kitchen to return to the landing. The property has gas central heating and is fitted with UPVC double glazed sash windows throughout. In terms of location, Redruth town centre can be reached on foot in around five minutes including the mainline railway station which offers links to London. There are also bus services to Truro and Falmouth amongst many other destinations. Further afield, Portreath Beach on the north coast, with its access to the South West Coastal Path is within a 15 minute drive as is Tehidy Country Park, the largest area of woodland in West Cornwall. Furthermore, many other local beaches and attractions are also accessible.

Wooden front door with two obscure double glazed decorative panels opens to:

ENTRANCE HALLWAY

Internal French casement single glazed doors with clear glazed panel opens into:

INTERNAL HALLWAY

Stairs to the first floor and an understairs storage cupboard. Mains smoke alarm.

BATHROOM

8'7" x 5'10" (2.63m x 1.79m)  
Fully tiled with a low level wc, wash hand basin and a bath. Manrose extractor fan and a radiator.

BEDROOM 1

9'7" x 16'0" (2.93m x 4.88m)  
Upvc double glazed sash window overlooking the front aspect with a radiator below.

GARAGE

17'9" x 10'1" (5.42m x 3.09m)  
With an up and over door, lighting and power.

SECONDARY HALLWAY

Radiator, EI optical smoke alarm and door to:

BEDROOM 2

9'6" x 14'2" (2.91m x 4.32m)  
A dual aspect room with a upvc double glazed sash window overlooking the front aspect and a upvc double glazed sash window overlooking the side aspect. Radiator and door to:

SHOWER ROOM

2'7" x 6'10" (0.81m x 2.09m)  
Fully tiled with a low level wc and a wash hand basin. Raised shower enclosure with a hinged glass door and a Mira Sport electric shower. Manrose extractor fan, medicine cabinet and a radiator. Mirror with pull-cord shaver light.

FIRST FLOOR

LANDING

EI optical mains smoke alarm and a corridor leads to a door with an obscure glazed panel above to:

BEDROOM 3

11'1" x 7'10" (3.39m x 2.41m)  
Upvc double glazed sash window overlooking the side aspect with a radiator below.

SHOWER ROOM

5'4" x 5'10" (1.65m x 1.78m)  
Fully tiled with a low level wc and a wash hand basin. A raised quadrant shower enclosure with a thermostat shower. Radiator, shaving light with a pull-cord, Manrose extractor fan and a mirrored medicine cabinet.

KITCHEN

17'7" x 8'9" (5.37m x 2.69m)  
Fitted with a range of eye level and base level storage cupboards and drawers. Roll edge work surfaces with a stainless steel one and a half bowl sink and drainer. Two carbon monoxide alarms and a Glow Worm boiler. Lamona integrated gas hob with an integrated oven and grill below plus a Neff extractor hood above. Separate integrated base level fridge and freezer. Integrated Indesit dishwasher, tiled splash backs throughout and a upvc double glazed window overlooking the side aspect set in a deep sill. Plumbing and space for a washing machine. Radiator and double doors open to:

LOUNGE/DINER

24'10" x 14'2" (7.58m x 4.32m)  
French doors with clear glazed panels with an obscure glazed panel above. Upvc double glazed sash window overlooking the front aspect with a radiator below and a further upvc double glazed sash window overlooking the front aspect with a radiator below. Upvc double glazed patio doors open out into a Juliet balcony.

OUTSIDE

The front door is set back undercover and a block paved parking area leads to the integrated single garage. There is also external lighting.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Take the first turning left into Treruffe Hill and then first right where the property will be found on the left.

AGENTS NOTE

TENURE: Leasehold - 999 year lease commenced 19/1/2004. £135 per calendar month for maintenance & electricity. Ground Rent £100 per annum.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

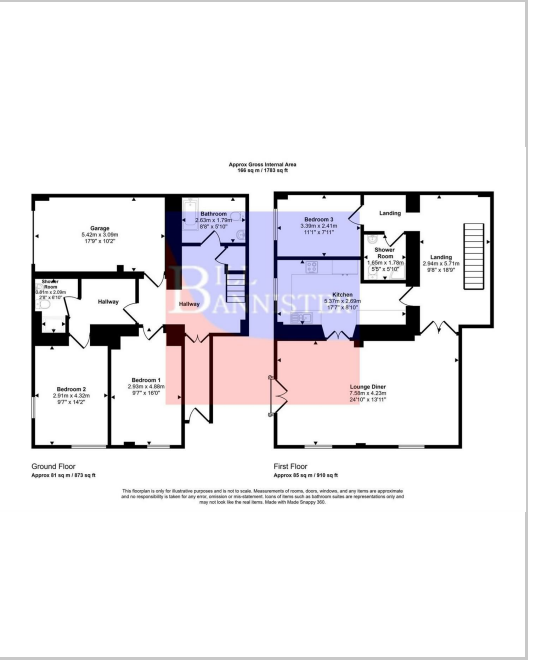
Broadband highest available download speeds - Standard 21 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

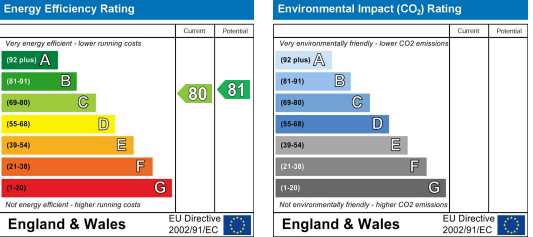
Area Map



Floor Plans



Energy Efficiency Graph



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