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**Gweal Pawl,  
Redruth**

**£160,000  
Leasehold**





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## **Property Introduction**

Situated within a cul-de-sac on this popular development to the west of Redruth, this first floor flat, which enjoys an outlook over a green space to the rear, is ideal for a first time purchase or as an investment opportunity.

Benefiting from two bedrooms and a generous open plan living space, there is also a bathroom with a plumbed shower over. The windows are double glazed and one will find gas central heating via a combination boiler.

To the outside there is a small enclosed garden space and a garage will be found at the entrance to the cul-de-sac. In summary, this apartment requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is recommended prior to arranging a closer inspection.

## **Location**

Situated within three quarters of a mile of the town centre, Redruth offers a comprehensive range of shopping outlets and includes places to eat and drink and access to a mainline Railway Station which connects to London Paddington and the north of England. The A30 trunk road is within a mile and Redruth is well located for access to the Cornish beaches on the north coast which include Portreath only five miles distant and the south coast at Falmouth which is Cornwall's university town and is within ten miles.

The city of Truro is within a similar distance and here one will find an eclectic mix of local and national shopping outlets.

### **ACCOMMODATION COMPRISES**

Communal door with door entry system featuring stairs to the first floor. Turning left there is a door to the apartment which opens on to:-

### **HALLWAY**

Engineered wood floor and radiator. Doors off to:-

### **LOUNGE/DINING/KITCHEN SPACE 20' 8" x 12' 10" (6.29m x 3.91m) maximum overall measurements**

Enjoying a dual aspect with two double glazed windows to the rear enjoying an outlook over a largely lawned public open space interspersed with trees. Double glazed bay window to front.

## KITCHEN AREA

Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Stainless steel oven with four ring stainless steel gas hob over and with cooker hood. Integrated fridge/freezer and engineered wood flooring. Two radiators.

## BEDROOM ONE 10' 9" x 9' 9" (3.27m x 2.97m)

Double glazed window to the rear enjoying an outlook over the public open space. Engineered wood flooring and radiator.

## BEDROOM TWO 11' 4" x 6' 3" (3.45m x 1.90m) L-shaped, maximum measurements

Double glazed window to front. Engineered wood flooring and radiator.

## BATHROOM

Double glazed window to front. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Tiled splashbacks, recessed two door airing cupboard containing gas combination boiler and radiator.

## OUTSIDE

A private small triangular garden space which could well be used as a drying area.

## GARAGE

Up and over door.

## AGENT'S NOTES

Please be advised the property is band 'A'. for Council Tax. Our lettings manager, Ben Nichols advises that the property would generate a rental income in the region of £850 per month.

## SERVICES

The property benefits from mains metered water, mains drainage, mains electricity and mains gas.

## LEASEHOLD INFORMATION

There is a peppercorn ground rent (zero cash payment) and the combined service and maintenance charge with the latest twelve month period is £1018.52 per annum which can be paid at £254.63 on a quarterly basis.

## DIRECTIONS

From Redruth Railway Station proceed down the hill bearing slight right at the first set of traffic lights, at the next lights turn right and at the next traffic lights at the bottom of the town turn left into West End. After passing the entrance to The Penventon Hotel at the mini-roundabout take the first exit left into Gweal Pawl bearing right and following around to the left taking the next left where the entrance to the property will be found on the second left. If using What3words:- adverbs.animates.airstrip

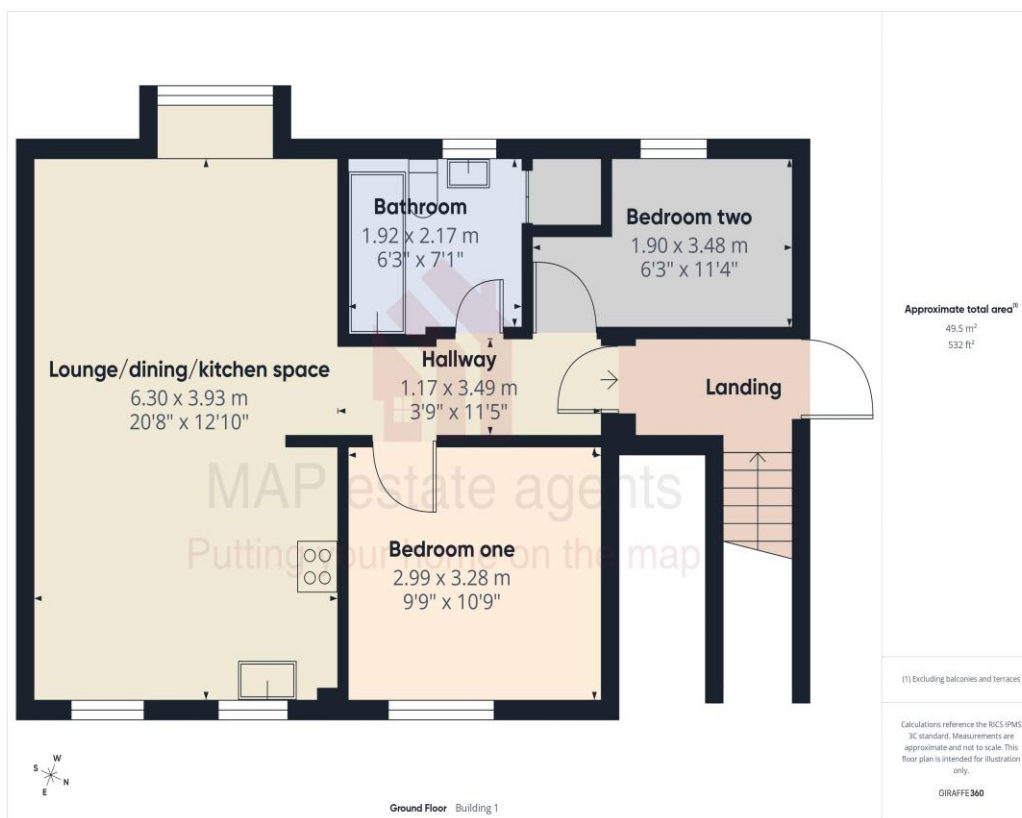


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



## MAP's top reasons to view this home

- Purpose built first floor apartment
- Two bedrooms
- Open plan living/dining/kitchen
- Bathroom
- Double glazing
- Gas central heating
- Garden space
- Garage
- Remainder of 999 year lease from January 2004
- Chain free sale



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