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**Fore Street,
Pool, Redruth**

**Offers Over £110,000
Leasehold**





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Pool, Redruth
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Property Introduction

Set back from the main road and other flats, the property is one of only two maisonettes at Agar Court and benefits from its own private entrance hall and front door. This spacious maisonette has been updated throughout by the current vendors and offers a generous open-plan kitchen/living/dining room, spacious double bedroom and modern bathroom with shower.

One of the many improvements made by the current vendors is the addition of a dedicated work-from-home dual office space, conveniently accessed from the hallway with desk space, shelving and storage.

With large box windows overlooking mature trees and greenery, the property enjoys a surprisingly peaceful setting whilst still being within walking distance from the local supermarkets, doctors, schools and bus stop which is located just outside the flats. Benefiting from ample communal parking as well as a communal drying area, bin store and outside space.

Viewing is highly recommended to fully appreciate the privacy of the space, setting, and quality of accommodation on offer.

Location

Agar Court is conveniently situated within Pool, providing easy access to a wide range of everyday amenities. Nearby supermarkets, schools catering for all ages, healthcare facilities and local services are all within walking distance, whilst a regular bus service operates close by in both directions. The neighbouring town of Redruth is approximately 1.5 miles away and offers a range of local and national retailers, banking facilities and a mainline railway station with direct services to London and beyond.

The A30 is easily accessible, providing excellent transport links throughout Cornwall and further afield. For those who enjoy the coast, the popular beach at Portreath is just over three miles away, whilst Cornwall's county city of Truro, with its extensive shopping, restaurants and leisure facilities, is approximately twelve miles distant. Falmouth, renowned for its harbour, beaches and university, can be reached within eleven miles.

This well-connected position combines the convenience of town living with easy access to Cornwall's coastline, countryside and major transport routes.

ACCOMMODATION COMPRISES

Benefiting from its own private entrance and door, a paved section and storm porch leads to a composite door with opaque glazed detailing opens into :-

ENTRANCE HALL

Hard-wearing hessian carpet, space for coats and shoes, and a high ceilings. Carpeted wrap around stairs with a wooden handrail rise to the first-floor accommodation.

HALLWAY

Carpeted flooring, loft access hatch, fuse board, and doors leading to the open-plan kitchen/living/dining room, Bedroom 1, and the Bathroom. Shelved storage cupboard housing the hot water tank with built-in shelving, along with an open walkway leading through to the office space.

DUAL OFFICE SPACE 10' 9" x 7' 6" (3.27m x 2.28m) L-shaped, maximum measurements

Once a large storage cupboard, the current vendor has created an impressive work from home dual office space providing desk space, shelving, additional storage, all connected to the internet.

OPEN PLAN KITCHEN/DINER/LOUNGE

An impressive space filled with natural light from the large box window to the rear looking out to the greenery and the box window from the kitchen overlooking pool. Wood effect laminate flooring throughout and night storage heater.

KITCHEN SPACE 7' 3" x 6' 7" (2.21m x 2.01m)

Recently refurbished, this impressive kitchen has been thoughtfully designed to maximise both storage and functionality. Comprising of white gloss wall and base units with black handles, grey subway style tiled splashbacks and wood effect composite work tops. Cleverly designed this kitchen features pull-out storage solutions with an integrated spice rack, built-in bin storage, recessed space for a microwave and additional storage cleverly incorporated within the plinths. Low-level oven with a four-ring electric hob over and concealed extractor fan. Large stainless steel sink with mixer tap and spaces for a washing machine and full height fridge freezer. A large picture window enjoys an elevated outlook across Pool and the surrounding greenery. Night storage heater and wood effect laminate flooring.

LOUNGE/DINER 18' 11" x 10' 10" (5.76m x 3.30m)

DINING SPACE

Ample space for a large dining room table. Pendant hanging lights above.

LIVING SPACE

To the rear with ample space for a three piece suite. Large box window looking out to greenery. Tv connection and internet.

BEDROOM 11' 2" x 9' 9" (3.40m x 2.97m)

A generous double bedroom with carpeted flooring, skirting boards, internet connection point, and ample space for a range of bedroom furniture. A large tilt-and-turn picture window provides plenty of natural light and can be opened fully for ventilation.

BATHROOM

Recessed shower enclosure with built-in lighting and storage, mains-fed shower, wash hand basin with mixer tap and fitted mirror over, low-level WC, extractor fan, and composite flooring.

OUTSIDE SPACE

Agar Court benefits from ample communal parking available to both the front and rear of the development. This apartment occupies a slightly more private position, with the two maisonettes set apart from the main building and surrounded by communal grounds. Residents also have access to a communal drying area and bin store.

SERVICES

Mains water, mains drainage, mains electric.

AGENT'S NOTES

Please be advised that the Council band is band 'A'. There is a leasehold of 999 years commencing 1st January 2002, therefore 975 years remaining. Please note there is a maintenance charge of £70 to be paid monthly and a ground rent of £66.39 paid every April and October, this is reviewed every 20 years with the next review date being 2043.

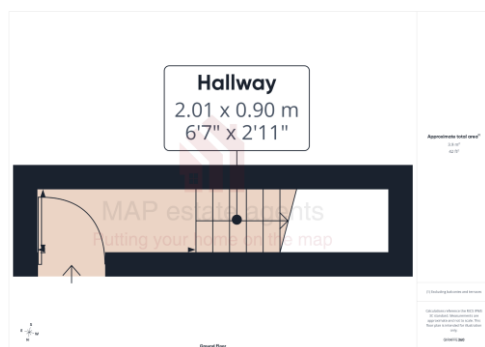


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	80
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Tucked away location
- Private entrance
- Council Tax band 'A'
- Impressive open plan kitchen/lounge/diner
- Additional office space
- Communal parking
- Quick access to A30
- Walking distance to shops
- Spacious double bedroom
- Immaculately presented



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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