



- Ground Floor Flat
- Two Bedrooms
- Private Garden
- Close to Towns Amenities
- EPC Rating C75

Wheal Silver, Redruth, TR15 1AG

Are you looking for a ground floor apartment which offers great access to the town centre? If so, look no further. This ground floor, two bedroom apartment is ideal for an investment, first time buy or for anyone who is wanting to downsize but still retain outside space. For more information, call now.

Asking Price of £126,500 - Leasehold



Property Description

THE PROPERTY

Located in a purpose built building comprising of four apartments, Millerson Estate Agents are delighted to be acting as the sole selling agent for this nicely presented ground floor flat. Being sold for the very first time since the current owner brought the property brand new, the only way to fully appreciate what is on offer and the location to access the town centre is by calling us now to arrange an internal viewing.

This lovely apartment offers a lounge, kitchen, two bedrooms (both with built in wardrobes) and a bathroom. The property is double glazed throughout and is warmed by gas central heating. Externally, the flat comes with it's own private garden, a huge benefit for this style of property. Another benefit is the ground rent and service/maintenance charges. The current vendor advises that there is a minimal peppercorn rent and the current service/maintenance charge is £200 per annum.

LOCATION

Redruth town is steeped in mining history and has a variety of superb properties from new builds to homes of historical and architectural interest. There are numerous local and national shops, cafes, restaurants, public houses and mainline bus and train links. To entertain, there is a theatre which incorporates a multi-screen



cinema that supports both local amateur dramatic groups and out of county performers. Redruth offers a number of Primary Schools and has a Secondary School with a sixth form department.

Just a short drive from Redruth is the north coast and the beach of Portreath. It is a popular family beach which, like many beaches on the north Cornish coast, is popular with surfers and in particular bodyboarders. There are several shops, cafés and holiday accommodation available as well as a highly regarded Primary school.

ACCOMMODATION IN DETAIL

(All dimensions are approximate)

Front door into;

ENTRANCE LOBBY

Coved ceiling. Electric fuse board. Coat hanging space. A multi pane door into;

LOUNGE

14' 5" x 10' 9" (4.39m x 3.28m) A lovely dual aspect room with a double glazed window to the front and side aspect. Coved ceiling. Laminate wood effect flooring. Radiator. Thermostat. Doors to the inner hallway and;

KITCHEN

10' 11" (maximum) x 6' 7" (3.33m x 2.01m) Double glazed window to the front aspect. Coved ceiling. The kitchen is fitted with a range of matching wall and base units and drawers. A worktop surface incorporates a one and a half bowl, single drainer stainless steel sink unit, and a gas four burner hob with an electric oven below and extractor hood above. Tiled splashback. Space for upright fridge freezer and washing machine. Wall mounted Worcester boiler. Laminate wood effect flooring.

INNER HALLWAY

Coved ceiling. Built in storage cupboard with shelving. Radiator. Laminate wood effect flooring. Doors off to;

BEDROOM ONE

11' 7" x 9' 2" (35.89m x 0.61m) Double glazed window to side aspect. Coved ceiling. Built in wardrobe with hanging rail and shelf. Radiator.

BEDROOM TWO

10' 7" x 7' 11" (3.23m x 2.41m) Double glazed window to rear aspect. Coved ceiling. Built in wardrobe with hanging rail. Radiator.

BATHROOM

Fitted with a panelled bath with shower attachment off mixer taps, pedestal wash hand basin and a close couple WC. Recess shelving. Radiator.

OUTSIDE

This apartment benefits from it's own garden that comprises of two lawned areas that are divided by a pathway that runs to the front door. There are gravelled areas for ease of maintenance.

SERVICES

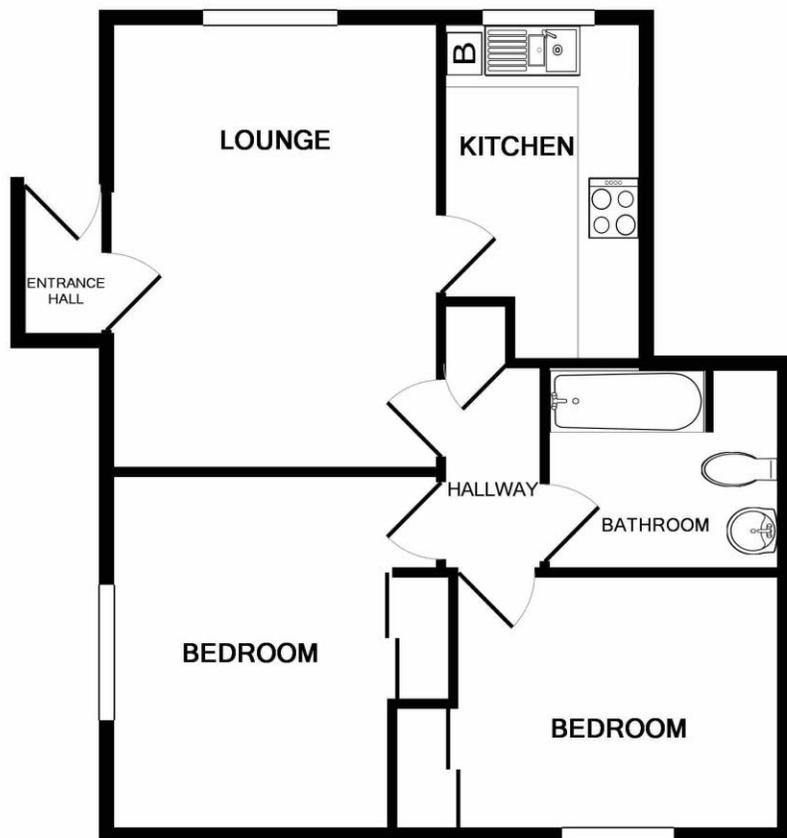
Mains electricity, mains gas, mains metered water and mains drainage. (However we have not verified connection).

LEASE DETAILS

The current vendor has advised that there is a 999 year lease starting from January 2000. There is a minimal peppercorn ground rent and the annual service/maintenance is £200 and this includes the buildings insurance.

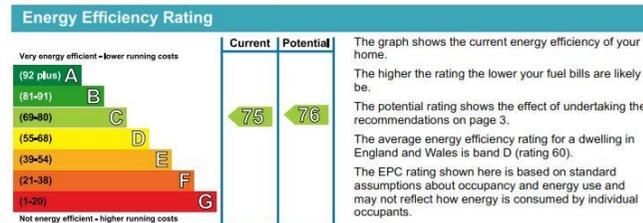
DIRECTIONS

From our office in Redruth, proceed down Station Hill and at the traffic lights, turn right and proceed straight ahead and through the next set of traffic lights. Turn left up towards Manor Surgery and follow the road around to the right and Wheal Silver will be found on the right hand side.



TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TO ARRANGE A VIEWING PLEASE CONTACT

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