

FOR SALE



Edwards Apartments, Gweal Pawl, Redruth
Guide Price £130,000


MARTIN&CO

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- SECOND FLOOR APARTMENT
- ONE BEDROOM
- MODERN INTERIOR
- ALLOCATED PARKING SPACE
- CENTRAL REDRUTH

Ideal opportunity for a first-time buyer or investment purchaser. A well-presented, one bedroom, second-floor apartment with allocated parking on the fringe of Redruth town centre.

The accommodation is presented to a good standard and briefly comprises of an entrance hall (with plenty of storage space for coats) leading into an inner hallway, which then gives access to the bathroom, double bedroom and a light and spacious open-plan lounge and fitted kitchen. The kitchen has built-in appliances and the apartment has gas central heating and Velux double glazed windows throughout.



Externally there is one allocated parking space along with a covered bin store area. There is additional parking nearby. Access to the building is via an intercom.

TENURE : Leasehold - 999 year lease starting from 1st January 2004.

Ground Rent : £0

Service Charge : £126.94 pcm from 1st January to 31st December

Second (Top) Floor Apartment

Accessed via communal stairs

Gas central heating and hot water

Communal garden

EPC – C

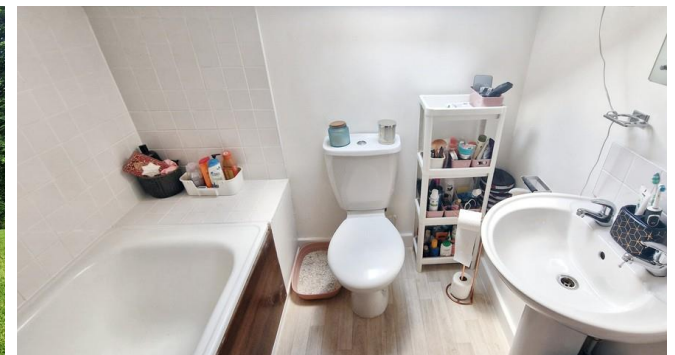
Council Tax Band A

Currently let for £740 pcm but may be sold with vacant possession if required

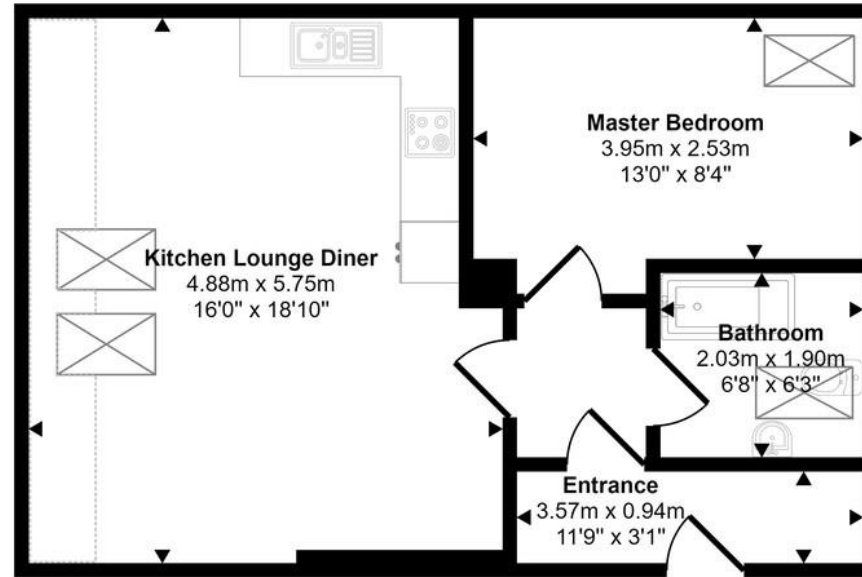
Allocated parking for 1 car plus visitor spaces

LOCATION


Gweal Pawl is located within easy access of the A30 and Redruth town centre. Redruth offers everyday amenities, including primary and secondary schools, shopping and banking facilities and a railway station on the Penzance to London Paddington mainline. Approximately five miles from Redruth is the north coastal village of Portreath which offers a popular surfing beach and beautiful coastal and harbour walks. Approximately 11/ 12 miles away is the cathedral city of Truro which offers further shopping, banking and schooling facilities as well as the Hall for Cornwall theatre.



Approx Gross Internal Area
49 sq m / 529 sq ft



Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.