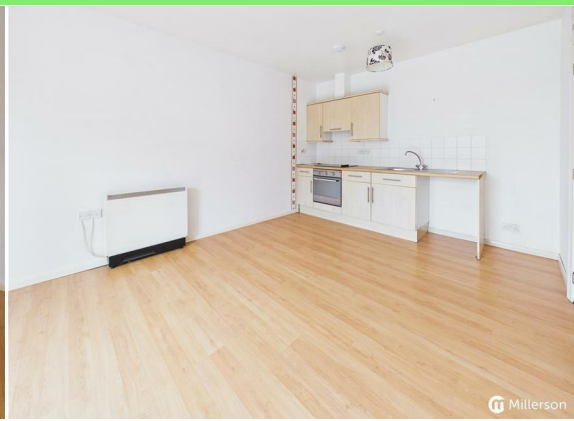
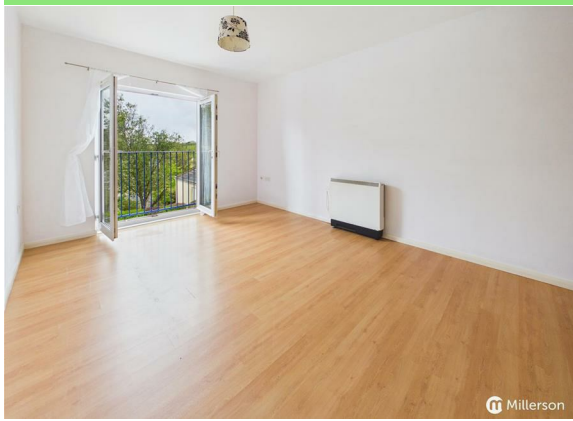




Treleigh Avenue Redruth TR15 1DD

Asking Price £90,000

- ONE BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- PLEASANT ELEVATED COUNTRYSIDE VIEWS
- UNALLOCATED PARKING FOR ONE VEHICLE
 - TUCKED AWAY LOCATION
- OPEN PLAN RECEPTION ROOM
 - JULIET BALCONY
- 976 YEARS OF LEASE REMAINING
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 357.00 sq ft



PROPERTY DESCRIPTION

A very well maintained one bedroom first floor apartment enjoying a pleasant elevated rural outlook in a convenient location on the edge of the town of Redruth. The accommodation briefly comprises of Generous open plan reception room providing plenty of space for living, dining and kitchen areas, along with a double bedroom, inner hall and shower room. there's also the benefit of unallocated parking for one vehicle on site.

LOCATION

Newton Court is set back from the road in a tucked away position on the outskirts of Redruth. Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway, schools for all ages and a wide range of retail and leisure facilities.

ACCOMMODATION IN DETAIL

All dimensions are approximate and measured by LiDAR)

ENTRANCE

An external staircase leads up to the first floor with a covered walkway leading to a door opening into an internal shared hallway

INTERNAL HALLWAY

Shared internal hallway giving access to front door into:

INNER HALL

Linoleum flooring. Nigh Storage Heater. Doors opening into Bathroom, Bedroom and Main reception room. Storage cupboard housing hot water system and providing useful storage space.

OPEN PLAN LIVING/KITCHEN/DINER

An excellent space, flooded with natural light thanks to UPVC double glazed French doors opening onto Juliet balcony. Oak effect laminate flooring. This well proportioned room provides plenty of space, with a range of floor standing and wall mounted cupboard and drawer units with work surface over at the head of the room. Tiled splash back. Integrated oven with hob and extractor fan over. Space for Fridge/Freezer. One bowl Stainless Steel Sink unit with mixer tap over. Space for washing machine. There's plenty of space in the Kitchen area for dining table and chairs as well as for living space by the French doors. Night storage heaters. Very pleasant open countryside views in the distance.

BEDROOM

A well proportioned double bedroom with UPVC double glazed window. Night storage heater. Pleasant distant countryside views.

SHOWER ROOM

Enclosed shower cubicle with shower unit over. Low level W.C. Pedestal wash hand basin. integrated vanity mirror. Wall mounted heater. Extractor fan.

OUTSIDE

Communal grounds including one unallocated parking space. Bin refuse area and clothes drying area.

AGENTS NOTE

The apartment benefits from a 999 year lease, with 976 years remaining. Ground rent is £161.56 per annum, and Service charge is £1080.00 per annum.

DIRECTIONS

Heading west on the A30, turn off at Avers Roundabout, and take the first exit onto Close Hill. Follow the road for approximately 400 yards, turning right into Treleigh Avenue. Follow Treleigh Avenue for a few hundred yards, turning right into Newton Court and the property will be located in the main building on the first floor.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 976 years remaining (999 years from 2003)

Ground rent: £161.56 pa

Service charge: £1080 pa

Lease restrictions: Use of property. Alterations and Decoration. Parking.

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing and Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Communal and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living

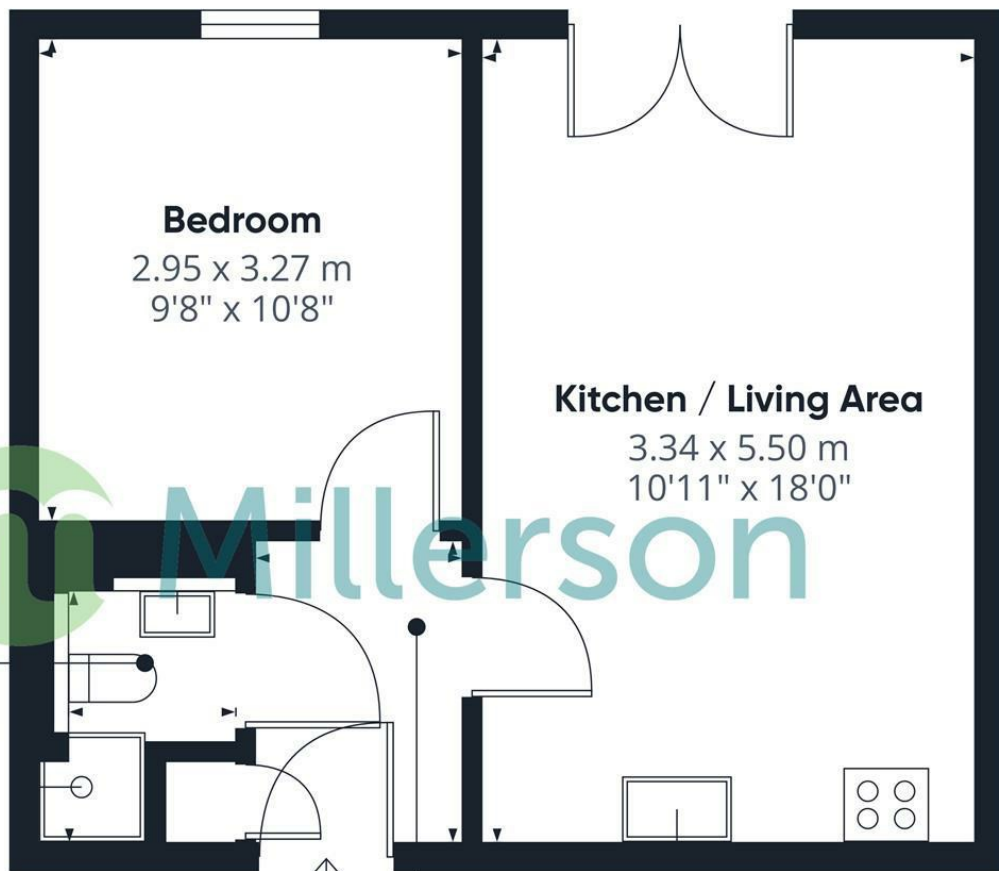
Coal mining area: No



Non-coal mining area: Yes

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Approximate total area⁽¹⁾
33.3 m²
357 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

