



VIEW OF WHOLE BUILDING

## 1 Palm Court

Strawberry Lane, Redruth, TR15 1AQ

**£97,500**



Offered for sale as a tenanted investment, this ground floor flat is well presented and gives level access to the town centre. The property benefits from an open plan lounge/diner/kitchen, a double bedroom and a bathroom. It is double glazed and this is complemented by electric heating. Externally there is the bonus of a small rear area and a parking space.



This presents an opportunity to acquire an investment property which has been let from the 1st May 2026 at £725 per calendar month. It is a ground floor apartment with a good double bedroom and a well appointed kitchen/diner/living room. There is also a bathroom. Heating is via electric panel radiators and the property is double glazed with patio doors to the rear. Externally there is a parking space. Palm Court gives easy access to bus services and a convenience store. The town centre is within approximately half a mile and it is a similar distance to the A30. This is an interesting opportunity for somebody to invest and has the following accommodation:

### COMMUNAL ENTRANCE HALL

With an entry system.

### HALLWAY

With an airing cupboard.

### OPEN PLAN LOUNGE/ DINER/KITCHEN

9'10", 10'1'8" x 8'4" + 11'9" x 9'0" (3,31m x 2.55m + 3.60m x 2.76m)  
Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, eye level units, a cooker, a fridge/freezer and a washing machine. Panel heater and patio doors to an enclosed rear area.

### BEDROOM

8'3" x 12'10" (2.54m x 3.93m)

Panel heater.

### BATHROOM

6'7" x 7'3" (2.01m x 2.22m)

Panelled bath with a mixer and a tiled surround. Enclosed wash hand basin and wc. Shaver point and a mirror.

### OUTSIDE

There is an enclosed area to the rear and a parking space is provided to the front.

### DIRECTIONS

Leaving the A30 at the Redruth exit, take the turning past Aldi into Close Hill. Continue along and take the fourth turning left into Strawberry Lane and Palm Court will be found on the right hand side.

### AGENTS NOTE

TENURE: Leasehold - 125 year commenced 1/1/2010. Ground Rent - £33.79 per calendar month. Maintenance Charge - £1469.69 per annum.

COUNCIL TAX BAND: A.

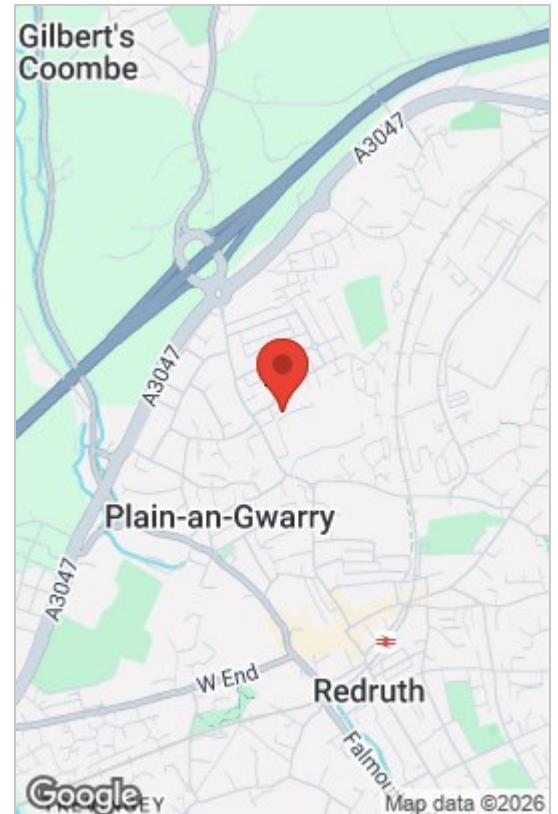
### SERVICES

Mains drainage, mains water, mains electricity and electric heating.

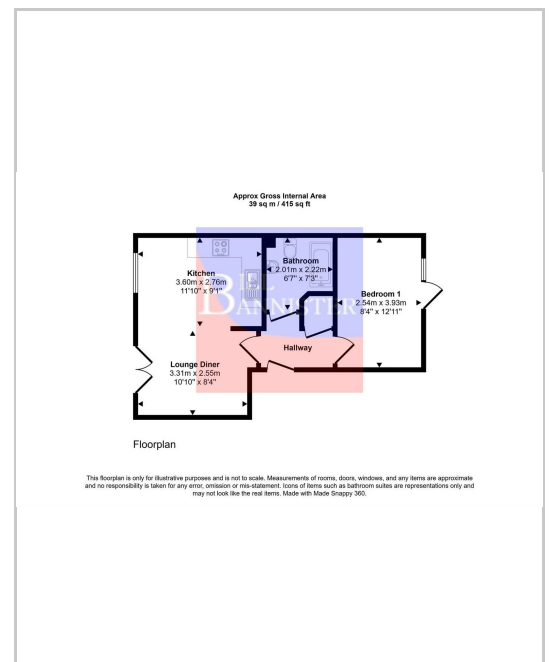
Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor & variable indoor, Three Good outdoor & indoor, O2 Good outdoor & variable indoor, Vodafone Good outdoor & indoor (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

