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# BILL BANNISTER

Sales & Lettings



## 22 Whym Kibbal Court

Redruth, TR15 2FH

**£119,950**



We are pleased to bring to market this good sized, purpose built, one bedroomed ground floor apartment, set within the popular development of Whym Kibbal Court and close to Redruth town centre, the mainline railway station and local bus services.

Ideal as a first property purchase or for investment purposes, the property enjoys two entrance options, one via the main lobby area accessed on the south side of the block along with French doors which open directly into the flat.

The front door accessed from the ground floor communal lobby is reached through a swing door into an entrance vestibule. The front door itself opens into a spacious hallway which accesses all of the living areas. There is a bright, open plan lounge/diner/kitchen, the latter being well equipped in terms of integrated equipment; a tall fridge freezer, electric hob, oven and grill, and a washing machine.

The bedroom has the additional benefit of having a built in double wardrobe with sliding mirrored doors. This is complimented by a very good sized shower room with large walk in shower enclosure. The property has electric heating.

Externally, the property frontage comprises of a gravelled area with patio slabs adjacent to the French doors leading into the lounge/diner/kitchen. Furthermore, there is a large communal car park.

In terms of location, Redruth town centre, which offers both independent and chain stores, cafes, a cinema and public houses, can be accessed in just a few minutes, either on foot or via a short drive. The main line railway station in the town can also be reached on foot within minutes where there are links to London and other destinations and here, you will find bus services to Truro, Falmouth and Helston. There are also countryside walks in the area and it should be noted that Carn Marth, the second highest point in Cornwall, can be accessed on foot in less than 40 minutes, offering far reaching views from coast to coast. Further afield, Portreath Beach on the north coast is around a 15 minute drive and there are many other local beaches and attractions that are equally accessible.

#### ENTRANCE VESTIBULE

With a fire alarm and a front door opens to:

#### HALLWAY

EI mains optical smoke and a further fire alarm. Door opens to a full height storage cupboard housing a mains pressure hot water system with slatted shelved storage above and a light. Door opens to:

#### OPEN PLAN LOUNGE/DINER/KITCHEN

Wall mounted electric panel heater below a upvc double glazed window overlooking the front aspect. Upvc double glazed French doors opening to a patio area. The kitchen area has a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and matching upstands. Integrated fridge/freezer, an Electrolux integrated oven and grill below an integrated hob with an integrated extractor hood over. Stainless steel splash back behind the hob. An open recess which is compatible with a microwave. Separate stainless steel bowl style sink with a separate bowl style inset drainer. Breakfast bar and an integrated Beko washing machine with a Vectair high level extractor fan. Mains EI heat alarm.

#### SHOWER ROOM

Low level wc with a built-in cistern and a wash hand basin both built into a vanity unit with a mixer mirror above. Large raised walk-in shower enclosure with a thermostatic shower, a tiled splash back and a fixed glass shower screen. Vectair extractor fan and a wall mounted electric towel radiator.

#### BEDROOM

Wall mounted electric panel heater below a upvc double glazed window overlooking the front aspect. Built-in double wardrobe with sliding mirrored doors.

#### OUTSIDE

The property is a corner plot with a gravelled frontage and patio slabs up to the double glazed French doors. There is also a parking space for one vehicle.

#### DIRECTIONS

Passing Redruth railway station on your right, continue into Higher Fore Street and at the junction turn right. At the triangle take the right hand lane turning right into Wesley Street and then turn left into Whym Kibbal Court. Follow the road round to the right and the property will be found in the last block on the right.

#### AGENTS NOTE

TENURE: Leasehold - 125 year lease commenced on 1/1/2009. Maintenance Charge £161.10 per calendar month, Ground Rent £156.95 per month.

#### COUNCIL TAX BAND: A.

#### SERVICES

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

Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

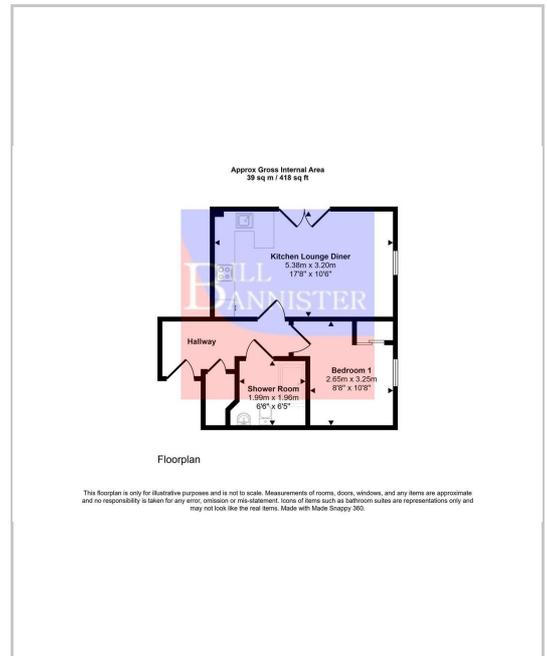
#### Mobile signal -

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

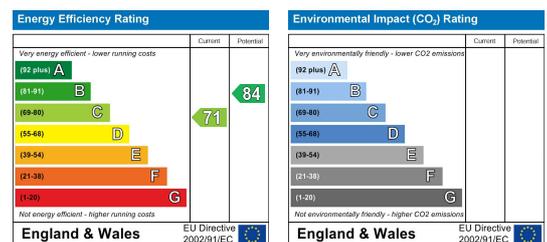
## Area Map



## Floor Plans



## Energy Efficiency Graph



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