

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL
BANNISTER**

Sales & Lettings



16 Edwards Apartments

Gweal Pawl, Redruth, TR15 3AE

£169,950



16 Edwards Apartments

Gweal Pawl, Redruth, TR15 3AE

£169,950



Situated on the top floor of this block, we are pleased to offer this two bedroomed apartment with fine far reaching views from all elevations. A double glazed home, it has a gas fired heating system and the kitchen is offered with fitted appliances. There are two bedrooms and there is a substantial lounge/dining room/kitchen with a triple aspect. The shower room has a mains shower and the wash basin is enclosed with plenty of cupboards. The property is well presented and also has access to a loft storage space. Externally there are communal grounds and a dedicated parking space. There are bus services close by and the town centre is within approximately half a mile. Here you will find both independent and chain stores, cafes, a cinema and public houses. A main line railway station in the town gives links to London and bus services to Truro and Falmouth. Further afield, Portreath Beach on the north coast is less than fifteen minutes by car and there are many other local beaches and attractions within easy reach.

HALLWAY

Access to the roof space and a substantial shelved double cupboard.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 13'2" x 21'10" (4.02m x 6.68m)

Well appointed and having a triple aspect taking advantage of the views. One and a half bowl stainless steel sink unit flanked by an array of working surfaces with storage facilities beneath and tiled backs. Complementary eye level cupboards and appliances include a double oven, a hob, a hood, a fridge/freezer, a washing machine and dryer. To the lounge area there is a deep cupboard housing a Baxi mains gas combi boiler. Two radiators.

BEDROOM 1

8'2" x 11'8" (2.49m x 3.57m)

With a dual aspect and a radiator.

BEDROOM 2

7'9" x 11'10" (2.37m x 3.61m)

With a radiator.

SHOWER ROOM

7'2" x 5'5" (2.19m x 1.67m)

Corner shower cubicle with a mains shower and wipe clean Respatex walling. Enclosed wash hand basin with plenty of storage and splash backs. Radiator and a Velux roof light.

OUTSIDE

The property is approached via a communal entrance door having an intercom facility. Communal gardens and lawns are provided and there is a dedicated parking space.

DIRECTIONS

From our office in Redruth proceed up West End and at the mini roundabout turn left into Gweal Pawl. Bear left and take the first exit on the right where Edwards Apartments will be found on the left.

AGENTS NOTE

TENURE: Leasehold - 999 years from 1st January 2004. Service Charge £1500 per year and a peppercorn ground rent.

COUNCIL TAX BAND: A.

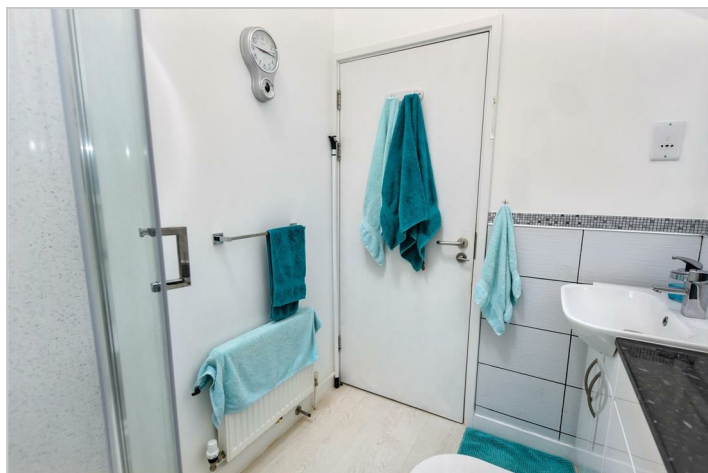
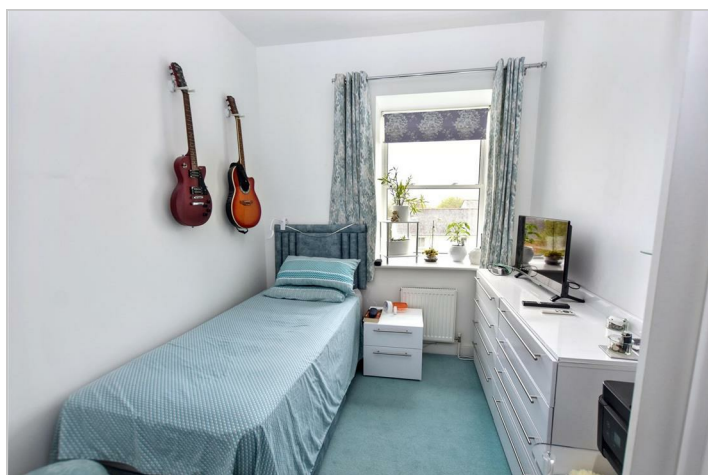
SERVICES

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

Tel: 01209 210333

Broadband highest available download speeds -
Standard 12 Mbps (sourced from Ofcom).

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



Road Map



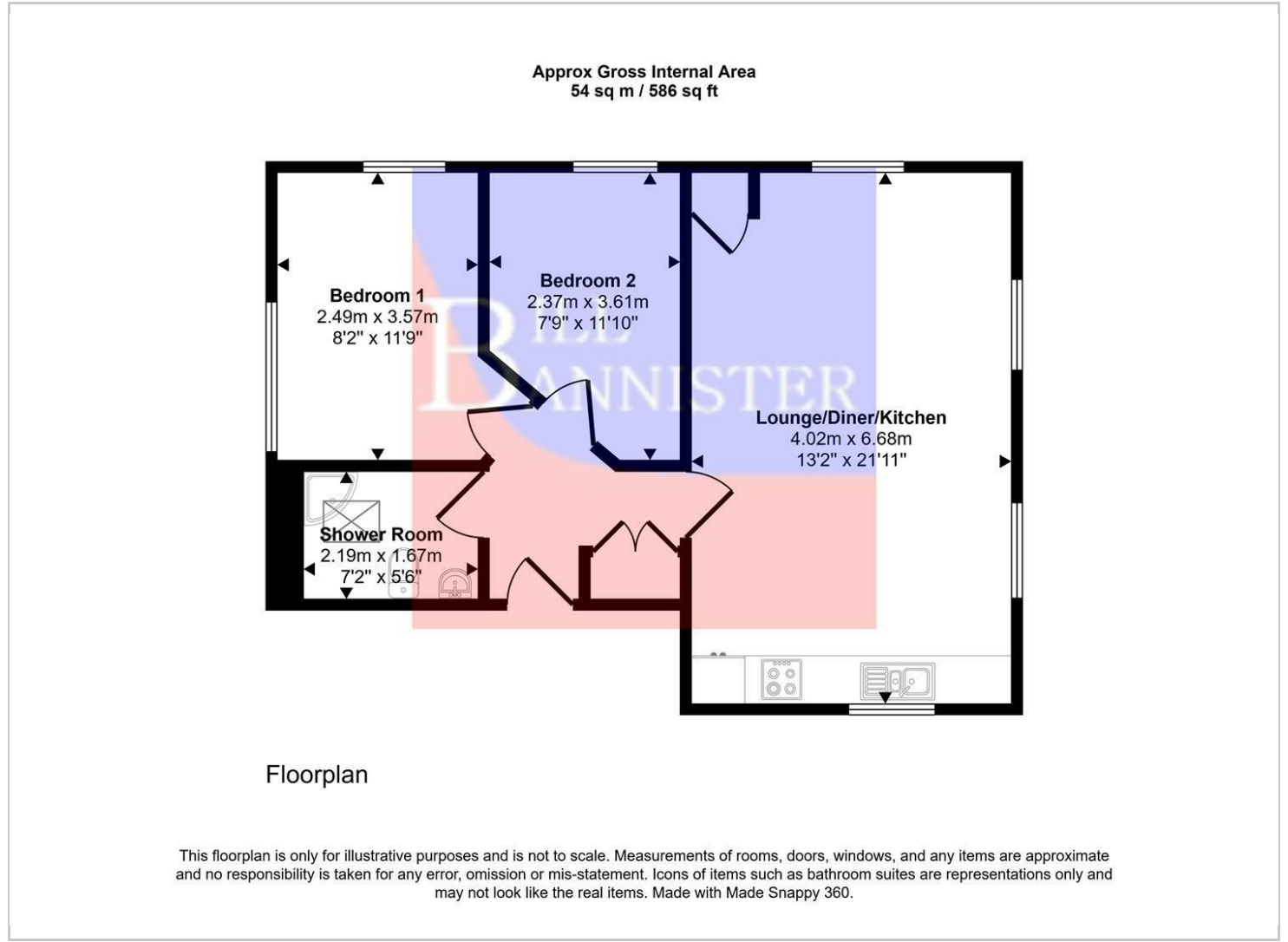
Hybrid Map



Terrain Map



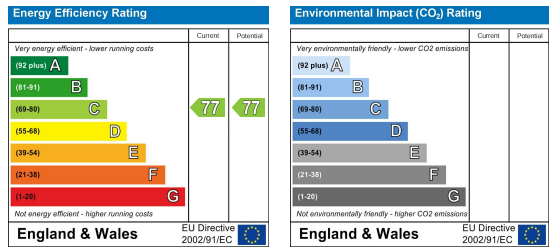
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.