

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



5 Newton Court

Treleigh Avenue, Redruth, TR15 1DD

£89,950



Ideal for first time buyers or investment purposes, this modern ground floor apartment is offered with no onward chain. The well presented accommodation benefits from an open plan lounge/diner/kitchen, one bedroom and a shower room. The property is double glazed and this is complemented by night storage heating. Externally there are communal gardens and communal parking facilities.



Situated close to the town, the A30 and bus services, this modern ground floor apartment is offered with no onward chain. There is an entrance hallway leading to an open plan lounge/diner/kitchen with some appliances and there is one bedroom. A shower room is provided together with a sizeable airing cupboard adjoining it. Newton Court is a small private enclave with communal parking facilities available. In terms of location, this property is very conveniently located close to Redruth town centre which offers both independent and chain stores, cafes, a cinema and public houses, and can be accessed in less than ten minutes on foot or via a short drive. 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 within fifteen minutes drive as well as many other local beaches and attractions being nearby.

ENTRANCE HALLWAY

4'5" x 6'8" (1.37m x 2.04m)
Airing cupboard housing a hot water cylinder, laminate flooring and a night storage heater.

LOUNGE/DINER/KITCHEN

10'9" x 18'3" (3.30m x 5.58m)
An open plan room with a partial room divide having kitchen units including cupboards and drawers, working surfaces, splash backs and complementary eye level units. Space for white goods and a fitted oven, hob and extractor hood. Night storage heater and a tilt and turn window to the rear.

BEDROOM

9'7" x 10'9" (2.94m x 3.28m)
Electric heater and a tilt and turn window to the rear.

SHOWER ROOM

Easy to keep wipe clean walls, a shower cubicle with a mains shower, curtain and rail. Wash hand basin with a mirrored back, soap tray, tooth brush holder and a shaver point. Low level wc and spot lighting.

OUTSIDE

Communal parking facilities and gardens are provided.

DIRECTIONS

Proceed along the A30 westbound to Redruth taking the exit at Avers roundabout. Take the third exit towards Redruth town and proceed along here passing the convenience store on your right and turn right into Treleigh Avenue. Newton Court will be identified on the right hand side.

AGENTS NOTE

TENURE: Leasehold. 999 year lease commenced on 24/5/2003. Ground Rent £80.78 per annum. Service Charge £90 PCM

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

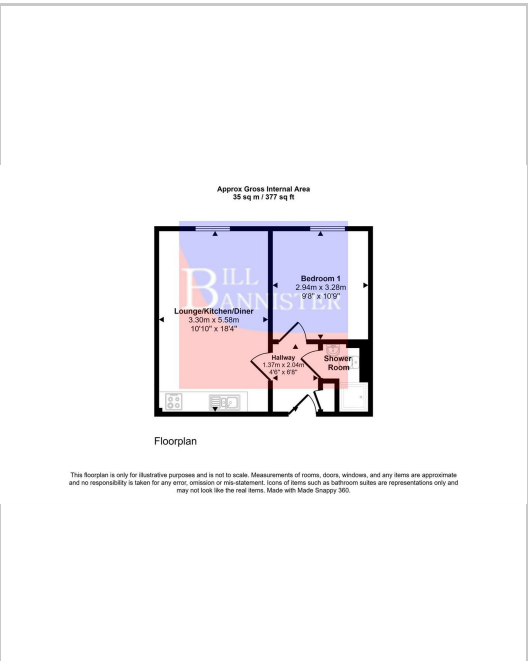
Mobile signal -

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

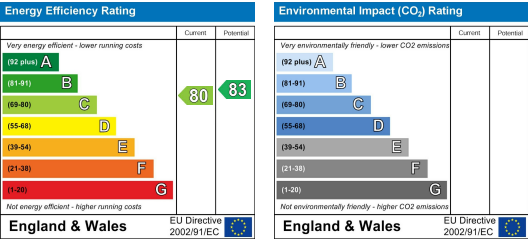
Area Map



Floor Plans



Energy Efficiency Graph



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