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Sales & Lettings



VIEW OF WHOLE BUILDING

15 Whym Kibbal Court

Redruth, TR15 2FH

£124,500



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We are pleased to bring to market this good sized, purpose built, two bedroomed second 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. Built in 2010, this apartment is ideal as a first property purchase or for investment purposes. Entry to the building is via a communal door, number 15 being on the second floor and is well signed. Entry to the property is via a swing door into a shared lobby with the adjacent property. The front door opens into a C-shaped hallway with access to all living areas. There is a good sized lounge/kitchen/diner with double glazed French doors that open out onto a balcony that overlooks the side aspect. The kitchen area includes an integrated hob, oven and grill with an integrated extractor hood over. Returning to the hallway, access is gained to the two bedrooms. Both bedrooms have tilt opening UPVC double glazed windows to the side aspect whilst the larger of the two has the added benefit of a built-in double wardrobe with sliding mirrored doors. Both bedrooms are complemented by a bathroom with a P-shaped bath with mixer shower over, a built in WC and wash hand basin. Externally, there are pleasant communal gardens and 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 forty minutes, offering far reaching views from coast to coast. Further

afield, Portreath Beach on the north coast is around a fifteen minute drive and there are many other local beaches and attractions that are equally accessible.

Fire door opens to:

SHARED ENTRANCE LOBBY

Door to:

HALLWAY

Mains smoke alarm and a door opens to a full height storage cupboard housing a mains water pressure system with slatted shelving above. Door opens to:

OPEN PLAN LOUNGE/KITCHEN/DINER

11'6" x 19'0" (3.53m x 5.81m)

Upvc double glazed French doors with full glazed panels opens out on to a balcony overlooking the side aspect. Vectair electric fan. The kitchen area has a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge worktops and matching upstands. There is a single stainless steel sink and drainer, space and plumbing for a washing machine, a built-in Electrolux electric hob with a stainless steel splash and a built-in extractor hood over plus a built-in Electrolux oven and grill below. Under counter fridge and an under counter freezer. Mains heat alarm and spot lighting rail.

BEDROOM 1

9'3" x 8'4" (2.84m x 2.55m)

Tilt opening upvc double glazed window overlooking the side aspect with a Creda electric heater below. Built-in double wardrobe with sliding mirrored doors, hanging space and shelved storage above.

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BEDROOM 2

9'5" x 7'0" (2.89m x 2.15m)

Tilt opening upvc double glazed window overlooking the side aspect. Wall mounted electric heater.

BATHROOM

7'4" x 5'5" (2.24m x 1.66m)

WC with a built-in cistern and a wash hand basin built into a vanity unit with a fixed mirror over and spot lighting. Partial tiling and a P shaped bath with a mixer tap shower over and a tiled splash back. Ventaxia electric fan and a Dimplex wall mounted towel radiator.

OUTSIDE

There is an allocated parking space.

AGENTS NOTE

TENURE; Leasehold - 125 years commenced on 1/1/2009. Service Charge (ask agent). Ground Rent £321.96 per annum.

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



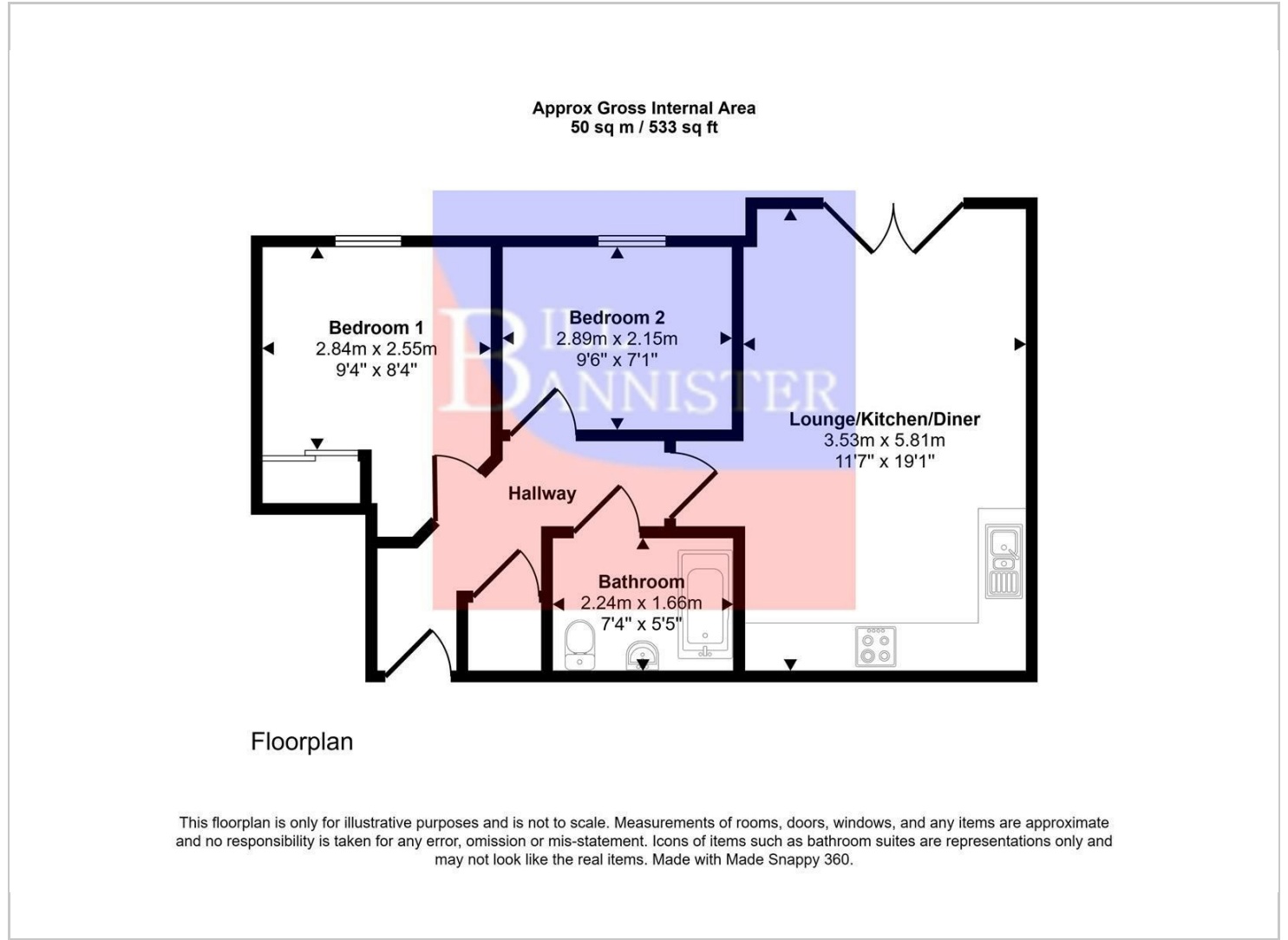
Hybrid Map



Terrain Map



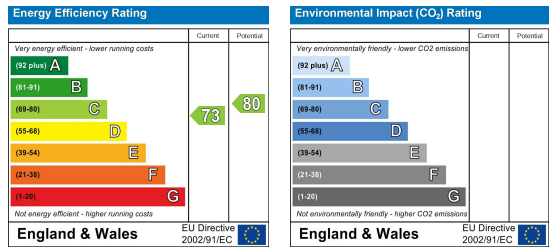
Floor Plan



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.