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**Paynters Lane,
Redruth**

**£130,000
Leasehold**





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Property Introduction

Ideal as a first home or an investment opportunity, this ground floor flat is presented to a good standard and is being offered for sale with no onward chain. Benefiting from its own access, the property features a combined kitchen and living room with a range of contemporary style fitted units, there is a double size bedroom and a shower room. The property is fully double glazed and heating is provided by a combination of modern electric storage heaters and panel heaters.

Approached from the rear of the block, there is allocated parking for one vehicle and a quarter share of the garden. To further enhance the appeal of this flat, the vendor is proposing to gift one quarter share of the freehold to the purchaser once the final sale of the four flats are complete. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The village of Illogan is located between Redruth and Camborne and enjoys close proximity to Tehidy Country Park and Tehidy Golf Course. Set close to the centre of the village, local facilities include a Public House, pharmacy, doctors surgery and choice of convenience stores. Larger out of town retail outlets can be found at Pool which is within two miles.

The nearest major town is Redruth which is some two and a half miles away and here one will find a mix of local and national shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England. Truro, the administrative and commercial heart of Cornwall, is within thirteen miles and the north coast at Portreath is only two and a half miles distant. The A30 trunk road can be accessed within two miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

KITCHEN/LIVING SPACE 23' 2" x 8' 0" (7.06m x 2.44m) maximum measurements plus recesses

uPVC double glazed window to the rear. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporates an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel

oven with ceramic hob and stainless steel hood over. Space for automatic washing machine. 'Dimplex Platinum' high efficiency electric storage heater, inset spotlighting and door to deep storage cupboard. Doors open off to shower room and double doors open to:-

BEDROOM 11' 0" x 10' 6" (3.35m x 3.20m) maximum measurements

uPVC double glazed window to the front. Two recessed hanging cupboards either side of the doorway, wall mounted electric panel heater and coved ceiling.

SHOWER ROOM

uPVC double glazed window to the rear. Fitted with a close coupled WC, vanity wash hand basin with storage beneath and mixer tap and shower enclosure with 'Triton' electric shower. Ceramic tiled floor.

OUTSIDE

To the rear of the property there is a communal garden which is shared with the four properties in the building and parking is available for one vehicle.

LEASEHOLD INFORMATION

The property benefits from the remainder of a 999 year lease created in 2006, however the vendor is proposing to gift a one quarter share of the freehold to the purchaser on completion of the sale of the last unit within the block. At present there is no ground rent payable nor are there any management charges. It should be noted that there could be changes in the future once all units are sold. At present the freeholder pays for the buildings insurance with Aviva at £65.00 per month. On completion of the sale, the new owner would be liable for 25% of this cost per month.

AGENT'S NOTE

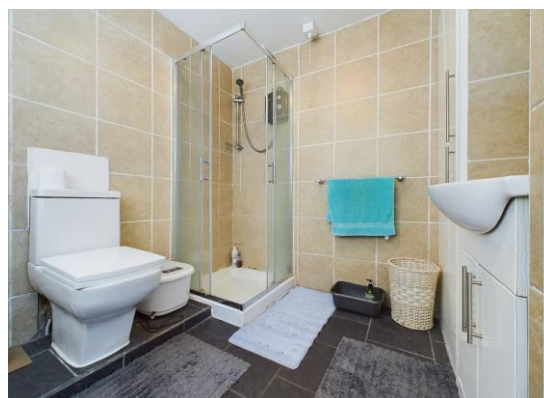
Please be advised the Council Tax band for the property is band 'A'. Currently the property is let on a shorthold tenancy for £700 per calendar month.

SERVICES

The property benefits from mains water, mains electric and mains drainage.

DIRECTIONS

From Redruth Railway Station proceed down the hill turning right at the traffic lights, at the next lights turn right again and at the bottom of town turn left heading into West End. At a major road junction take the first exit towards Camborne and then carry on straight along passing a petrol station on the right and then turn second right into Chariot Road and continue along Chariot Road into Broad Lane which takes you into the village of Illogan and opposite a convenience store on your left the property will be identified on the right hand side. If using What3words:- puddles.radiating.ultra



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Ground floor flat
- One double size bedroom
- Good size living/kitchen area
- Shower room
- Modern electric heating
- uPVC double glazing
- Shared garden
- Allocated parking for one
- Central village location
- Ideal first home or investment



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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