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**Whym Kibbal Court,  
Redruth**

**£127,500  
Leasehold**





## Whym Kibbal Court, Redruth

**£127,500**

**Leasehold**

### Property Introduction

Contemporary in design and ideal for modern living, this second floor apartment is located within the popular Whym Kibbal development which is a short walk from the town centre and a mainline railway station.

Offering a double size bedroom, there is an open plan living space featuring a range of fitted kitchen units with a comprehensive package of white goods to include in addition to a built-in oven and hob, an integrated fridge, integrated freezer and integrated washer/dryer.

An enclosed balcony to the front enjoys an open outlook across the town towards the north coast and is ideal for sitting out on days when the weather permits. The bathroom continues the contemporary theme, there is electric heating and full uPVC double glazing. Whym Kibbal Court is a private development with managed gardens and parking areas.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

Redruth is centrally located for access to both the north and south coasts, the town has a varied range of shops, a mainline railway station connects with London Paddington and the north of England and with good road links to the A30 and Truro. The centre of the town is only a short walk from the apartment and here one will find a range of restaurants, takeaways and a public house within an easy stroll.

Within ten miles one will find the city of Truro, which is the cultural and administrative centre of Cornwall, Falmouth on the south coast, which is Cornwall's university town, will be found within eleven miles and Portreath with its sandy beach and active harbour on the north coast is within five miles.

### ACCOMMODATION COMPRISES

Door from communal landing to:-

### HALLWAY

Laminate flooring and doors opening off to:-



## OPEN PLAN LIVING SPACE 19' 7" x 11' 0" (5.96m x 3.35m) overall measurements

### LOUNGE AREA

uPVC double glazed French doors to the front opening out onto a glass balustrade balcony (7'10" x 3'1") which enjoys extensive views across the town towards the north coast. Wall mounted electric panel heater, laminate flooring and telephone for entry control system.

### KITCHEN AREA

Fitted with a range of eye level and base gloss white units having adjoining roll top edge working surfaces and incorporating a built-in stainless steel 'Electrolux' oven with ceramic hob and stainless steel hood over. Integrated fridge and freezer and integrated washer/dryer.

## BEDROOM 10' 10" x 8' 10" (3.30m x 2.69m) maximum measurements

uPVC double glazed window to the front again enjoying an outlook across the town towards the north coast. Two mirror fronted sliding door wardrobe and panel heater. Over bed spotlighting.

### BATHROOM

Contemporary in design with a concealed cistern WC incorporating vanity storage and with beech wood shelving over with a circular bowl sink unit with mixer tap, P-shaped shower bath with shower screen incorporating a combined tap and shower attachment. Spotlighting over vanity area, heated towel radiator and airing cupboard containing 'PulsaCoil' electric water heater and with additional storage space.

### OUTSIDE

Situated close to the entrance of this private development there are well maintained open spaces and parking is available for residents in dedicated bays,

### LEASEHOLD INFORMATION

We are currently awaiting a copy of the lease. We have been informed that it was created in 2010 for 125 years. The annual ground rent payable is £322.00 and the monthly service charge is currently £86.42 which includes building insurance and is reviewed annually (to be confirmed).

### AGENT'S NOTE

The Council Tax band for the property is band 'A'.

### DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street, at the junction with East End turn right into St Day Road and right again into Wesley Street where the entrance to Whym Kibbal Court will be identified on the left hand side. As you drive in to Whym Kibbal Court, the entrance to the property is again on the left hand side. If using What3words:- double.waking.tries



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(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

- Contemporary style apartment
- Close to town centre
- One double size bedroom
- Open plan living space with balcony
- Kitchen area with integrated appliances
- Contemporary style bathroom
- Electric heating and double glazing
- Private development with parking
- Ideal for first time buyer or investment
- Chain free sale



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