



**MAP estate agents**  
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**Fords Row,  
Redruth**

**£110,000  
Leasehold**





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## **Property Introduction**

Offered for sale chain free, this purpose built ground floor apartment is located close to the centre of the town.

Tucked away from passing traffic, the property benefits from a double size bedroom with an en-suite shower room and the living room has an L-shape with a semi-recessed fitted kitchen.

The property is fully double glazed and there is electric heating.

To the outside one will find parking for one vehicle.

An ideal opportunity for a first time buyer or an investor looking to increase their rental portfolio.

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

## **Location**

Jenkins Court is situated off Fords Row which is within a short walk of the town centre. Redruth offers a range of both national and local shopping outlets, there are banks and a mainline Railway Station with direct links to London Paddington and the north of England.

The A30 trunk road runs to the north of the town and gives a direct route out of the county. Truro, the administrative and cultural centre of Cornwall, is within ten miles and Falmouth on the south coast, which is Cornwall's university town, is within a similar distance whilst the north coast at Portreath is a five mile drive.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **ENTRANCE VESTIBULE**

Recessed storage/cloaks cupboard. Doors open off to:-

### **OPEN PLAN LIVING SPACE**

**LIVING ROOM 14' 10" x 11' 1" (4.52m x 3.38m) plus  
recess**

Two uPVC double glazed windows to the front. Two electric heaters and set to one side there is a kitchen with eye level and



base units having adjoining roll top edge working surfaces on two sides and featuring a built-in oven with ceramic hob and stainless steel hood over. Integrated washer/dryer. Ceramic tiled splashback.

**KITCHEN 7' 2" x 6' 7" (2.18m x 2.01m)**

Rang of eye level and base units having adjoining roll top edge working surfaces on two sides and featuring a built-in oven with ceramic hob and stainless steel hood over. Integrated washer/dryer. Ceramic tiled splashback.

**BEDROOM 10' 2" x 10' 0" (3.10m x 3.05m) maximum measurements**

Two uPVC double glazed windows to the side. Electric wall mounted heater, door to airing cupboard housing a 'Gledhill' tank. Door to:-

**EN-SUITE SHOWER ROOM**

Featuring a close coupled WC, pedestal wash hand basin and recessed shower enclosure with bi-fold doors. Electric towel radiator.

**OUTSIDE**

To the front of the property there is a parking space for one vehicle. There are two parking spaces to the front, this property uses the one on the left as you look at the property (not next to the fence)..

**AGENT'S NOTE**

Please be advised the property is band 'A' for Council Tax purposes. Our Lettings Department indicates the property should achieve a rental figure in the region of £625 to £650 pcm.

**LEASEHOLD INFORMATION**

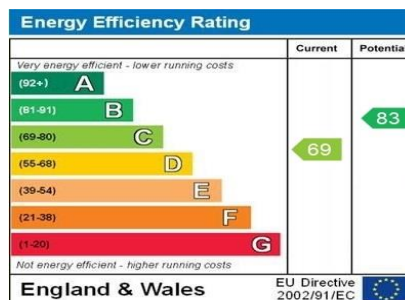
Lease term of 999 years commencing 10.2.2014 with a ground rent of £1 per year. The cost of any maintenance is shared equally with flat 6 and the insurance cost for flats 5 and 6 for 2024 will be £212.50 per flat. Permission is required from the freeholder for one dog or one cat.

**SERVICES**

Mains water, mains drainage and mains electric.

**DIRECTIONS**

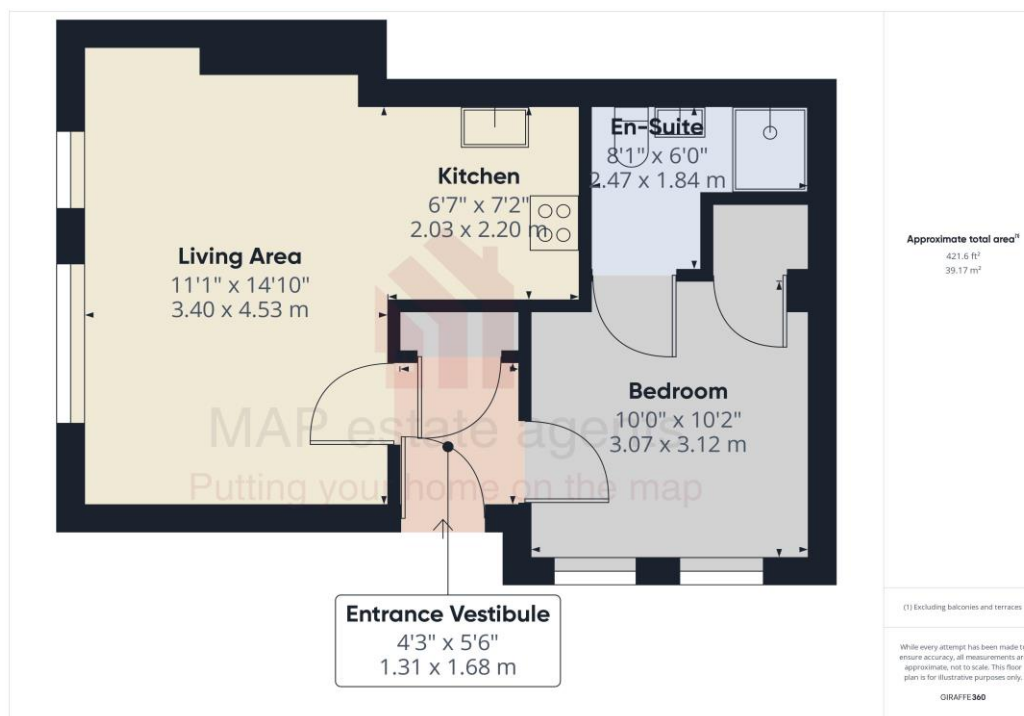
From Redruth Railway Station, proceed up the hill and turn first left into the top of Fore Street and continue right into Fords Row, at the junction with Fords Row turn right where Jenkins Court will be identified on the right-hand side. The property is at the end of the drive facing out. If using What3words: squaring.crackled.swinging





## MAP's top reasons to view this home

- Purpose built ground floor flat
- One double bedroom
- En- suite shower room
- Combined living room and kitchen
- Fitted appliances
- Electric heating
- uPVC double glazing
- Parking
- Chain free sale
- Central town location



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