

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£95,000

27 Chy Kensa, Jubilee Drive, TR15 1DY



- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- LIFT ACCESS
- ALLOCATED PARKING
- KITCHEN INCLUDING APPLIANCES
- OPEN PLAN LIVING AREA
- NO CHAIN
- VACANT POSSESSION

A modern one bedroom first floor apartment conveniently situated for local amenities, transport links and Redruth town. The apartment is available with vacant possession and no onward chain. There is an allocated parking space for one vehicle. The accommodation comprises of: Communal Entrance, Communal Landing, Entrance Hall, Open Plan Living Area, One Double Bedroom and a Bathroom/WC. The property is warmed by electric heating and is double glazed. The kitchen has a range of built in appliances to include, hob, oven, fridge/freezer and washing machine/dryer. The property benefits from the use of a lift in addition to the stairway making it accessible for a range of occupants. EPC: B



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Approached via a communal entrance with stairs rising to the first floor, where the apartment is located, and a lift.

ENTRANCE VESTIBULE

There is a door opening to:-

ENTRANCE HALL

There are doors to all rooms.

OPEN PLAN LIVING AREA

22'9" x 10'10" (6.93m x 3.30m)

A well-proportioned room with double patio doors to the rear opening to a Juliet balcony, wall mounted electric heater, entry phone, heating thermostat, TV aerial point, telephone point and a kitchen area comprising of a range of eye level and base units with work surface over, inset stainless steel sink with side drainer, built in electric hob with extractor over, built in electric oven, integrated fridge/freezer and integrated washer/dryer.

BEDROOM

11'9" x 9'7" (3.58m x 2.92m)

A double bedroom with a double glazed window to the rear, TV Aerial point, telephone point and a wall mounted electric heater.

BATHROOM/WC

A modern suite comprising of a panel bath with mixer type shower over, electric towel rail, close coupled WC, wash hand basin set on a vanity unit, extractor, shaver point and a cupboard containing the hot water cylinder.

OUTSIDE

There are communal gardens and a communal bin storage area.

PARKING

There is an allocated parking space for the property.

ENERGY EFFICIENCY RATING

This property has been rated as B (84) with a potential rating of B (84).

LEASE DETAILS

We understand that there are approximately 118 years remaining on the lease. The ground rent is £29.16 per calendar month and the maintenance charge is £98.18 per calendar month.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.