

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£72,000

16 Agar Court, Fore Street, Pool, TR15 3PB



- OPEN PLAN LIVING AREA
- ONE DOUBLE BEDROOM
- TOP FLOOR APARTMENT
- VACANT POSSESSION
- IDEAL INVESTMENT/FTB
- NIGHT STORE HEATING
- COMMUNAL PARKING
- DOUBLE GLAZED

This is a well presented self-contained top floor apartment at the front of a purpose built development conveniently located in the centre of Pool. There is a good range of local and national shopping facilities within easy reach and the leisure centre at Carn Brea and Heartlands just a little further away. The apartment comprises of:- Entrance Hall, Open plan living area with kitchen comprising of a range of units and a fitted electric oven, electric hob, space for washing machine and upright fridge freezer, Shower room and a Double bedroom. There is a useful loft space (not inspected). There are views towards Carn Brea castle and the monument from the living area which has a bright sunny aspect. The apartment is warmed by night store heating and is double glazed. There is a good sized communal parking area in front of and beneath the building and a communal drying area. EPC Rating: C



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

16 Agar Court, Fore Street, Pool, TR15 3PB

Approached via stairs rising to the second floor hallway, leading to a solid front door opening into:-

ENTRANCE HALL

There are doors to all rooms, a wall mounted fuse box, a night store heater and an airing cupboard housing the domestic hot water cylinder.

OPEN PLAN LIVING AREA

20'7" x 11'0" (6.27m x 3.35m)

KITCHEN AREA

There is a range of base and eyelevel units with an inset single bowl sink and side drainer, inset electric hob with oven below and extractor over, space for washing machine and space for an upright fridge freezer. Double glazed window looking towards Carn Brea.

LOUNGE AREA

There is a double glazed window looking towards Carn Brea, TV aerial point, telephone point and a night store heater.

BEDROOM

10'10" x 9'10" (3.30m x 3.00m)

A good sized double bedroom with a double glazed window to the side.

SHOWER ROOM/WC

There is a concealed cistern low level flush WC, wall mounted hand basin, wall mounted heater, extractor and shower cubicle with mixer type shower.

OUTSIDE

There is a communal drying area towards the rear of the building.

OFF ROAD PARKING

There is unallocated residents parking located to the front of the building and below the building.

ENERGY EFFICIENCY RATING

This property has been rated as C (77) with a potential rating of C (78).

AGENTS NOTE

The current Ground Rent is £75.00 per annum.
The current Service Charge is £52.50 per month.
Approximately 980 years remaining on lease.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2013

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 WHATSOEVER IN RELATION TO THIS PROPERTY.