

EST. 1999

C A M E L

COASTAL & COUNTRY



## 4 Holman Court

Pool, Redruth, TR15 3SZ

Guide Price £159,950



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## The Apartment

A modern, bright and spacious ground floor apartment that is perfect for a first time buyer or investment property.

When you enter the property you will find yourself in a bright and welcoming open plan living room with well fitted contemporary kitchen. Off this room you have an inner hallway with large storage cupboard an doors off to the two double bedrooms and bathroom. The apartment benefits from triple glazing and gas central heating. Outside, there is a communal storage/bin area and a dedicated parking space.

Situated in a popular residential area, the apartment is set back from the road and enjoys a pleasant outlook and quiet location. The National Trust is expected to take over the nearby original Heartlands in the near future.

Conveniently located near shopping facilities, Cornwall College, multiple out-of-town stores, and has easy access to the A30, the property is available with no on-going chain.

## Open Plan Living Room/Kitchen

19'10 x 15'7 (6.05m x 4.75m)

## Inner Hallway

With spacious storage cupboard.

## Bedroom One

11'5 x 11'3 (3.48m x 3.43m)

## Bedroom Two

11'5 x 8'2 (3.48m x 2.49m)

## Bathroom

7'0 x 5'7 (2.13m x 1.70m)

## Storage

to the outside(Under) of the apartment there is the bin store and a large communal store. The communal storage area is shared between 8 apartments. Each with a bike rack.

## Parking

The property has one allocated parking space. There is also ample parking on the road nearby and visitor parking spaces behind the apartment.

## Directions

Sat Nav: TR15 3SZ

What3words: ///lows.tame.blemishes

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 2015

Construction Type: Block

Heating: Mains Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: B78/B78

Tenure: Leasehold

125 years commenced in 2015. Ground Rent £150 per annum, Insurance £387.19 per annum, Maintenance Charge £1422.30 P.A

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

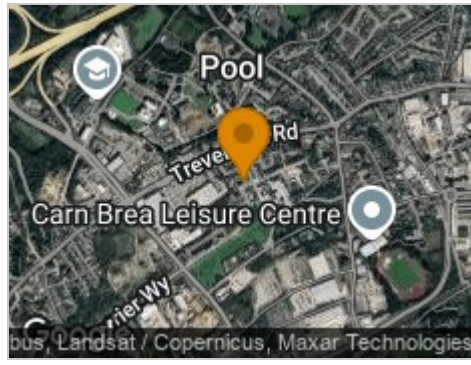
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



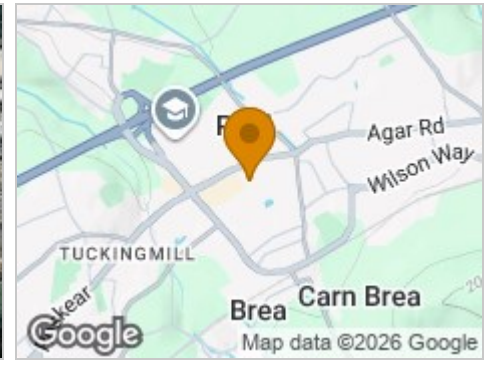
## Road Map



## Hybrid Map



## Terrain Map



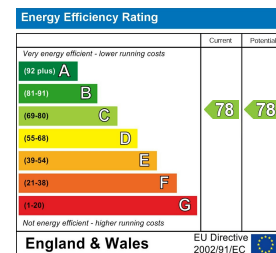
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.