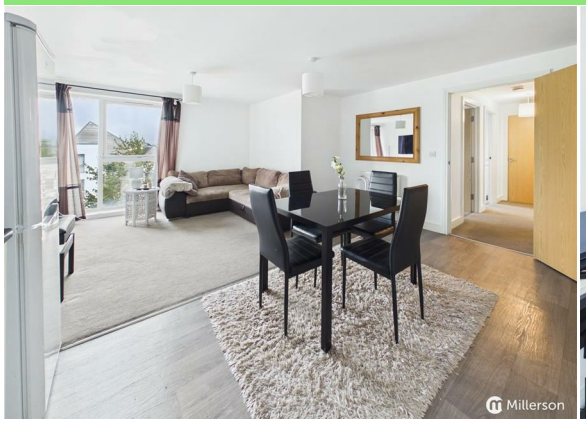


Brunton Road
Pool
Redruth
TR15 3SN

Asking Price £160,000

- SPACIOUS MODERN APARTMENT
- TWO BEDROOMS
- GENEROUS OPEN PLAN LIVING SPACE
- THREE PIECE BATHROOM
- KITCHEN AND DINING AREAS
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- CONVENIENT LOCATION
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Leasehold

Council Tax Band - A

Floor Area - 628.00 sq ft


2


1


1


B81

PROPERTY DESCRIPTION
A well presented and remarkably spacious 2nd floor apartment in this well regarded, purpose built mix use development on the edge of Heartlands. The property sits in easy reach of a wealth of local amenities, with plenty of open space available around the Heartlands area. Accommodation briefly comprises an entrance hall, two generous bedrooms, bathroom and a really impressive main reception room with ample space for living, dining and kitchen areas. Enjoying elevated distant views of Carn Brea and benefitting from an allocated parking space, this apartment is sure to appeal to a wide range of buyers.

LOCATION
Nicholl House is a purpose built mix use development in Pool, perfectly placed for schools and access to local shops, amenities, and is a short drive from the North Cornish coast and on the door step of Tehidy Country Park. The towns of Redruth and Camborne both offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond.

ACCOMMODATION IN DETAIL
All dimensions are approximate and measured by LiDAR

ENTRANCE
A communal hallway gives access to a composite door, opening into:

ENTRANCE HALL
A generous entrance hall with doors opening into bedrooms, bathroom and main reception room. Radiator. Wall mounted telephone intercom unit. Airing cupboard with double doors.

MAIN RECPETION ROOM
A really fantastic and spacious room with an abundance of space, with clearly delineated areas for kitchen, dining and living. An extensive range of floor standing and wall mounted cupboard and drawer units with granite effect work surfaces over. Integrated oven with hob and extractor fan over. Space and plumbing for washing machine. One and a half bowl stainless steel sink unit with draining board and mixer tap over. Space for Fridge/Freezer. Kitchen and dining area with oak effect laminate flooring. Plenty of dining space for a generous dining table and chairs. A carpeted living area adjoins and offers plenty of space for sofas and other furnishings. Radiator. Floor to ceiling uPVC double glazed window allowing an abundance of natural light and offering views out over Carn Brea. Two radiators.

BEDROOM ONE
A very nicely proportioned double bedroom with uPVC double glazed floor to ceiling windows, allowing for plenty of natural light and offering views out across Carn Brea. Radiator.

BEDROOM TWO
Another well proportioned bedroom with uPVC double glazed floor to ceiling window. Recessed Study space. Radiator.

BATHROOM
A well proportioned and well equipped bathroom with panelled bath with plumbed shower unit over. Pedestal wash hand basin. Low level W.C. Radiator. Towel rail. Part tiled to four walls.

DIRECTIONS
Brunton Road can be found opposite Cornwall College, just off Trevenson Road in Pool. As you turn into Brunton Road, take the first right and the development can be found on your right hand side

MATERIAL INFORMATION
Costs and tenure
Tenure: Leasehold
Lease length: 114 years remaining (125 years from 2015)
Ground rent: £150/year
Service charge: £1,100/year
Council tax band: A
EPC rating: B

The building
Mid-terrace flat, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE good
Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL319195):
- The owner cannot sell or transfer the property without a certificate from Pentland Estate Management Limited confirming that they have followed



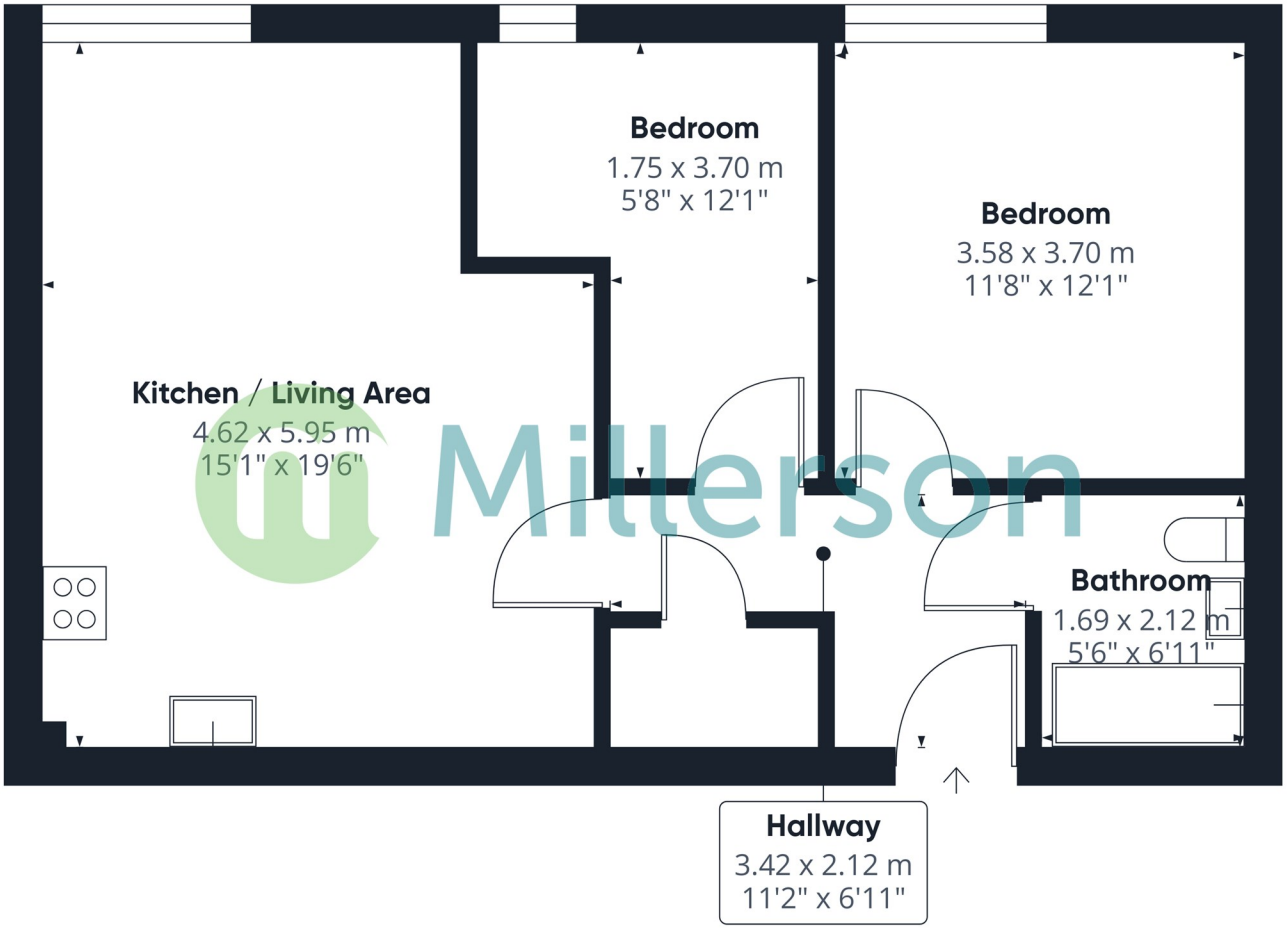




specific rules set out in the lease.
- The owner cannot sell or transfer the property without written consent from the mortgage lender, Homes and Communities Agency.
- The property is subject to restrictive covenants (legal promises not to do certain things) found in a Transfer dated 7 September 2012.
- The property is subject to further restrictive covenants contained in a Transfer dated 15 April 2015.
- The lease contains rules that limit the owner's ability to sell or sub-let the property (a legal concept known as alienation).
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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Approximate total area(1)

58.4 m²
628 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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