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**Chy Kensa,  
Jubilee Drive, Redruth**

**£155,000  
Leasehold**





## Chy Kensa, Jubilee Drive, Redruth

**£155,000**  
**Leasehold**

### Property Introduction

This contemporary designed apartment situated on the second floor of this development which dates from 2012, is presented to a high standard and benefits from lift access.

Ideal as a first home or for retired persons, there are two double size bedrooms, a generous, well appointed open plan living and kitchen space and a remodelled shower room. The kitchen is well equipped with a contemporary range of units and features integrated appliances. The apartment benefits from uPVC double glazing and there are electric panel heaters.

Unusually for this development, there is a good sized garage with automatic door with power. In summary, a property that will attract interest and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

Chy Kensa is ideally located for the town with pedestrian access from Green Lane leading to the town centre, just over half a mile away. Redruth offers a comprehensive range of shops and there is a main line Railway Station providing access to St Ives, Penzance, Bristol, Cardiff and London. The A30 runs to the north of the town. There are well respected Ofsted rated Primary and Secondary schools in the town and the north coast at Portreath, which is noted for its active harbour and sandy beach, will be found within five miles.

Access to the A30 is only half a mile away, making it an easy commute to the county's Treliske Hospital, Truro College and the cathedral city of Truro with its extensive shopping and leisure amenities. Falmouth on the south coast, which is Cornwall's university town will be found within ten miles.

### ACCOMMODATION COMPRISES

Communal entrance door with security entrance phone system opening to:-

### COMMUNAL ENTRANCE HALL

A communal glazed entrance hall with stairs and lift providing access to all floors.

On the second floor there is access to the front of the apartment. Door opens to:-

### ENTRANCE HALLWAY

Doors opening off to all rooms. Useful storage cupboard housing 'Gledhill' boiler and with laminate flooring. Stylish horizontal panelled doors opening off to:-

### LIVING/KITCHEN SPACE 18' 10" x 12' 6" (5.74m x 3.81m)

Enjoying a dual aspect with uPVC double glazed French doors opening to the front with a Juliet balcony and with a uPVC double glazed window to the side. The kitchen area is fitted with a range of eye level and base gloss grey units with adjoining square edge working surfaces featuring an inset stainless single drainer sink unit with mixer tap. The working surface benefits from complementary upstands and there is under unit lighting. Built-in stainless steel 'Zanussi' oven with ceramic 'Hisense' hob and hood over. Space and plumbing for automatic washing machine and space and plumbing for a slimline dishwasher. Integrated fridge and freezer. Ceramic tiled splashbacks and laminate flooring. Wall mounted electric panel heater.

### BEDROOM ONE 11' 11" x 9' 8" (3.63m x 2.94m) maximum measurements

uPVC double glazed window to the front. Wall mounted electric panel heater and with semi-recessed two mirror fronted sliding door wardrobe.

### BEDROOM TWO 12' 5" x 8' 6" (3.78m x 2.59m)

uPVC double glazed window to side. Electric panel heater.

### SHOWER ROOM

Remodelled with a concealed cistern WC, vanity wash hand basin and oversized doorless entry shower enclosure with plumbed shower. Extensive ceramic tiled splashbacks and recessed mirror with beech block shelf. Towel radiator and vinyl flooring.

### GARAGE 19' 4" x 10' 7" (5.89m x 3.22m)

As previously mentioned there is a garage with remote access and having power and light connected. Ideal for storage or parking, we feel the garage is of a generous size.

### OUTSIDE

One will also find a communal garden plus a bin store.

### AGENT'S NOTES

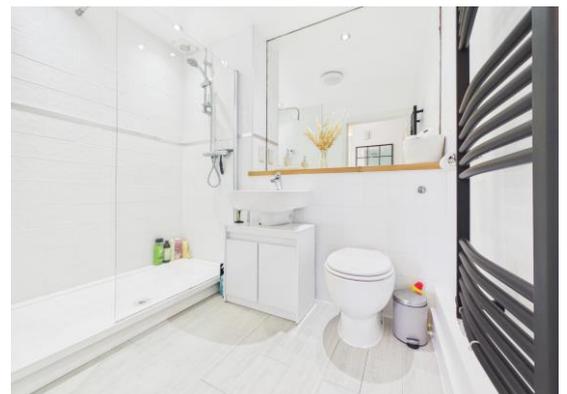
Remainder of a 125 year lease created in July 2012 which expires in 2134. The leasehold apartment has a monthly maintenance charge of £102.00 which covers building insurance, communal cleaning, communal electricity, entry phone system, fire safety and lift maintenance together with general repairs and management fees. The current ground rent is £487.32 per annum. The Council Tax band for the property is band 'A'.

### SERVICES

Mains electricity, mains metered water and mains drainage.

### DIRECTIONS

From the Avers junction of the A30 by Aldi, take the Close Hill into Redruth, continue into Green Lane and at the roundabout bear left into Drump Road taking the first left into Jubilee Drive where Chy Kensa will be found in front of you to the right. If using What3words:- kingdom.clustered admires

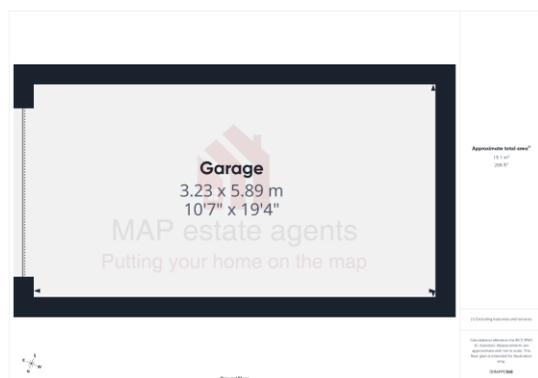
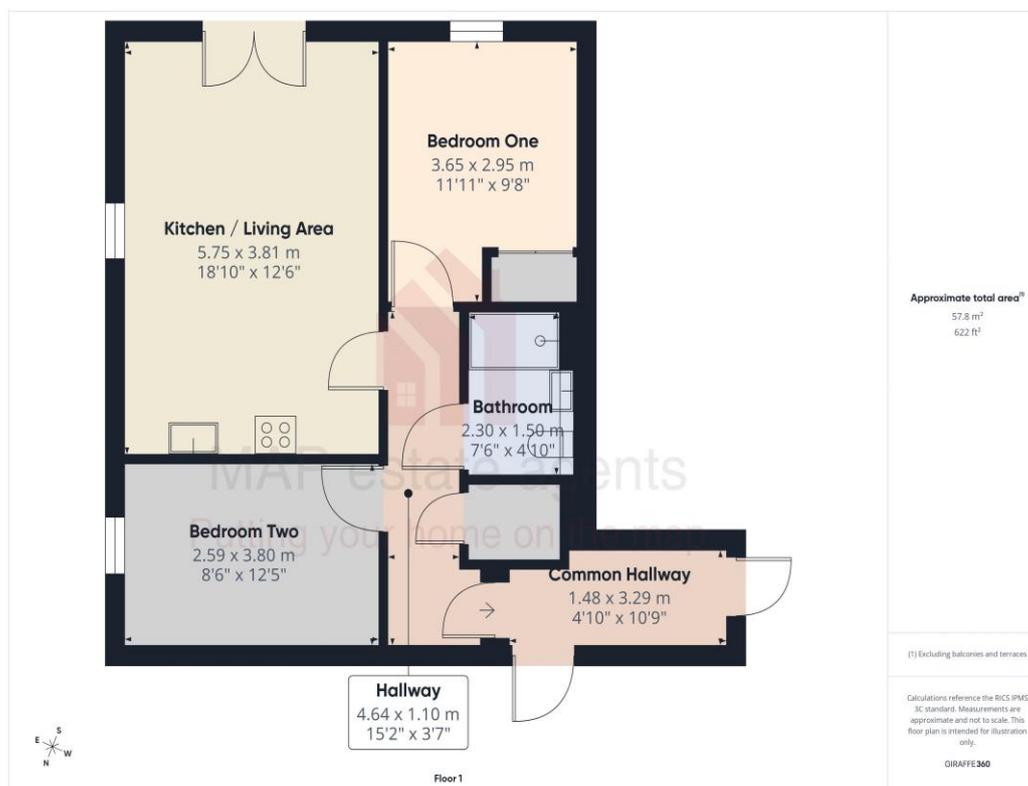


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Contemporary design second floor flat
- Two bedrooms
- Open plan dual aspect living space
- Kitchen with comprehensive appliance package
- Re-fitted shower room
- Electric panel heaters
- Lift access
- Generous garage with power and light
- Close to town centre and A30
- Ideal first home or retired persons, viewing essential



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