

**Johns Park  
Redruth  
Cornwall  
TR15 1DX**

**Offers in Excess of £100,000**

**bettermove**

# Johns Park Redruth

Bettermove are proud to present this 2 bedroom first floor flat in Redruth available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

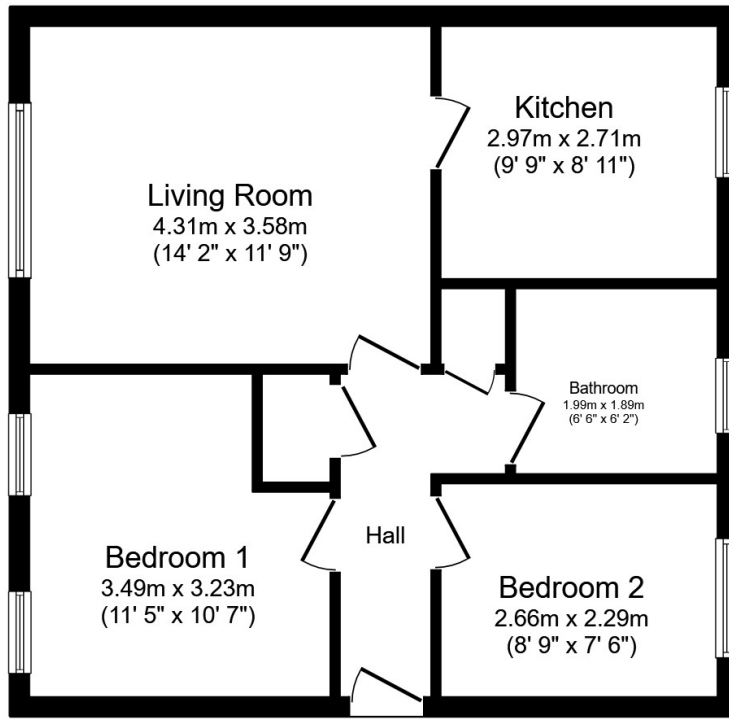
This is a share of Freehold property with 965 years remaining on the lease; the ground rent and the service charge is £50 per month.

The interior of this property comprises a spacious living room, fitted kitchen, two bedrooms and the family bathroom located on the first floor of the building.

Located in the popular town of Redruth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A30 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Total floor area 53.1 sq.m. (571 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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