



**Flat B Alder Tree Apartments  
Clinton Passage  
Redruth  
Cornwall  
TR15 2AY**

**Offers In Excess Of £81,000**

**bettermove**



# Clinton Passage Redruth

Bettermove present this top floor 1 bedroom flat in Redruth available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available nearby. 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 leasehold property with 999 years from 01.04.2014; the ground rent is £100 per annum and there is no service charge.

The interior of this property briefly comprises a spacious and open plan fitted kitchen with living and dining area, one double bedroom and the three piece bathroom situated on the top 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 Redruth Train Station, the A30 and many local bus routes.

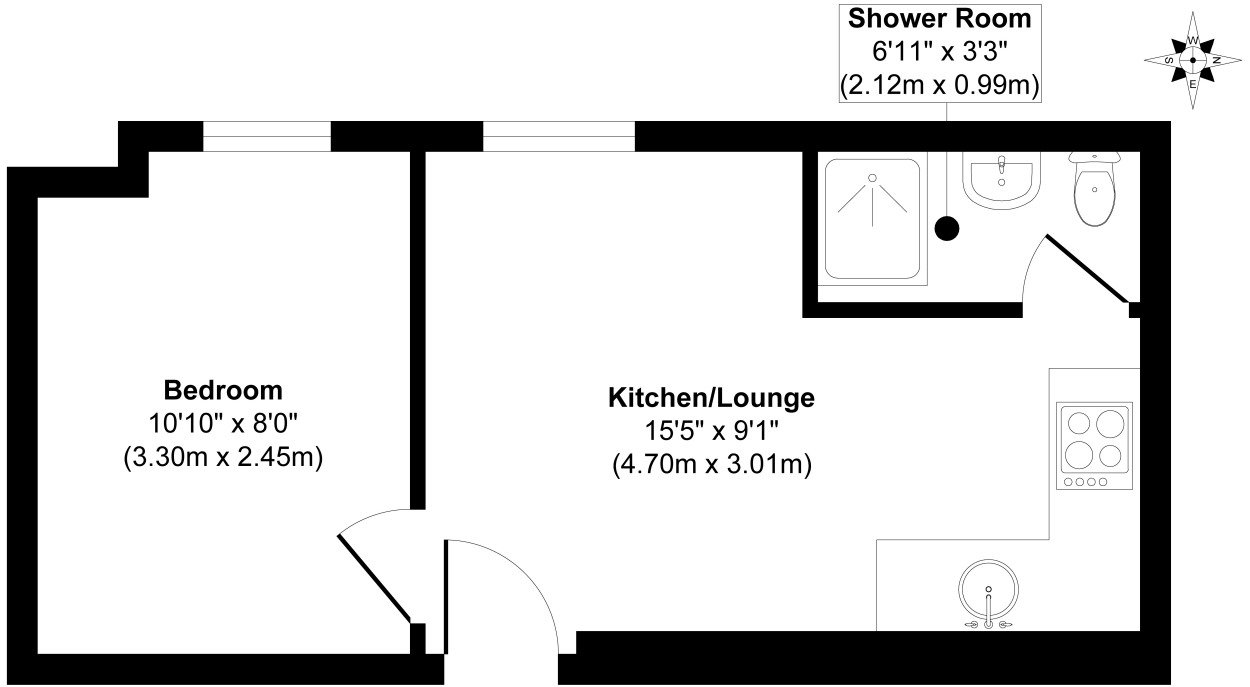
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





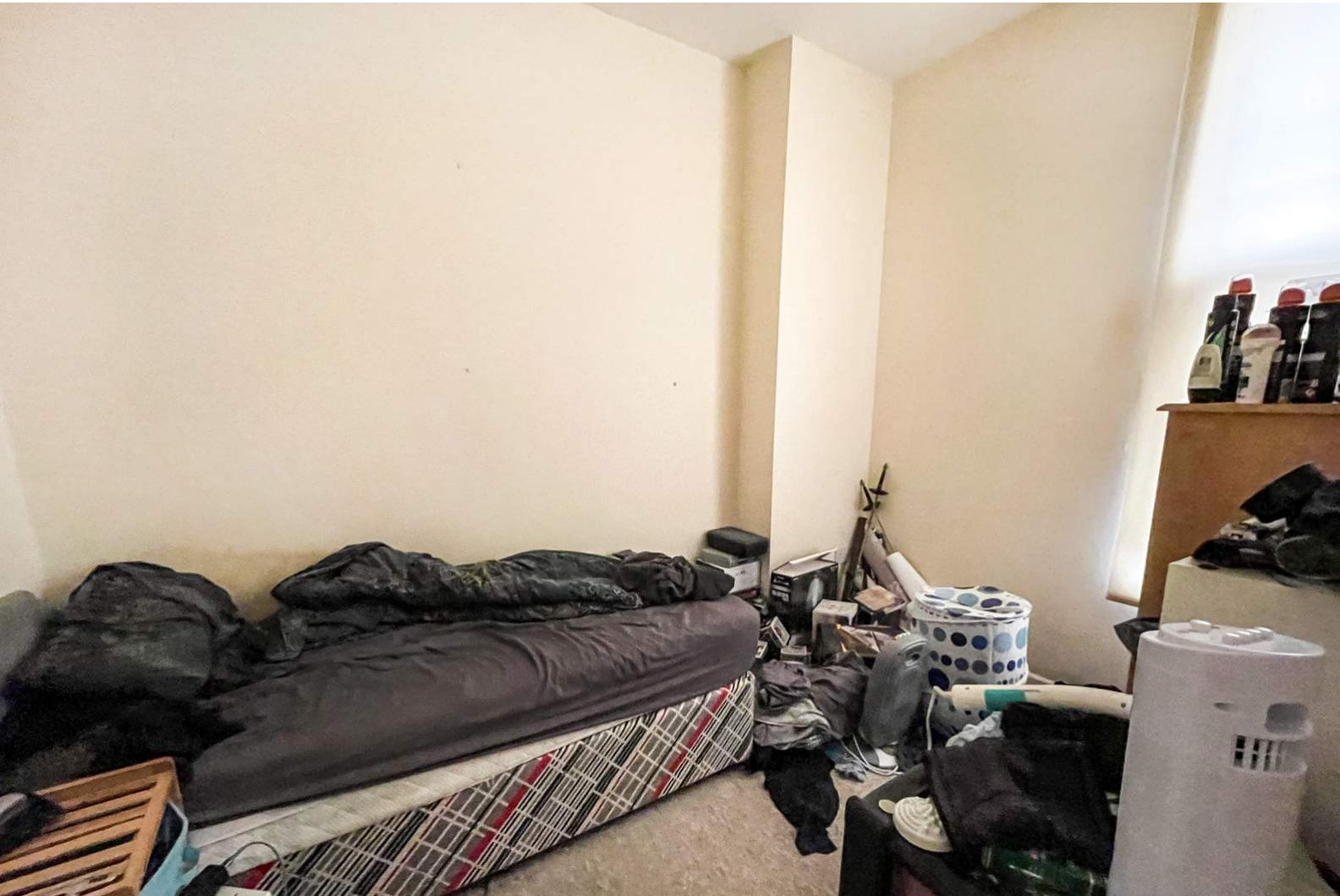
**Communal  
Hallway**

**Floor Plan**

**Approx. Gross Internal Floor Area 255 sq. ft / 23.70 sq. m**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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