

44 Carn Brea Court

Trevithick Road, Camborne, Cornwall, TR14 8LY



A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH A BALCONY Carn Brea Court was built by McCarthy & Stone and consists of 49 apartments arranged over four floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, bathroom and balconies to selected apartments. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge
Guest suite
Appello Emergency call system
Development Manager
Car Park and Mobility Scooter Store

Communal gardens
Laundry room
Minimum Age 60
LEASE: 125 years from 2007



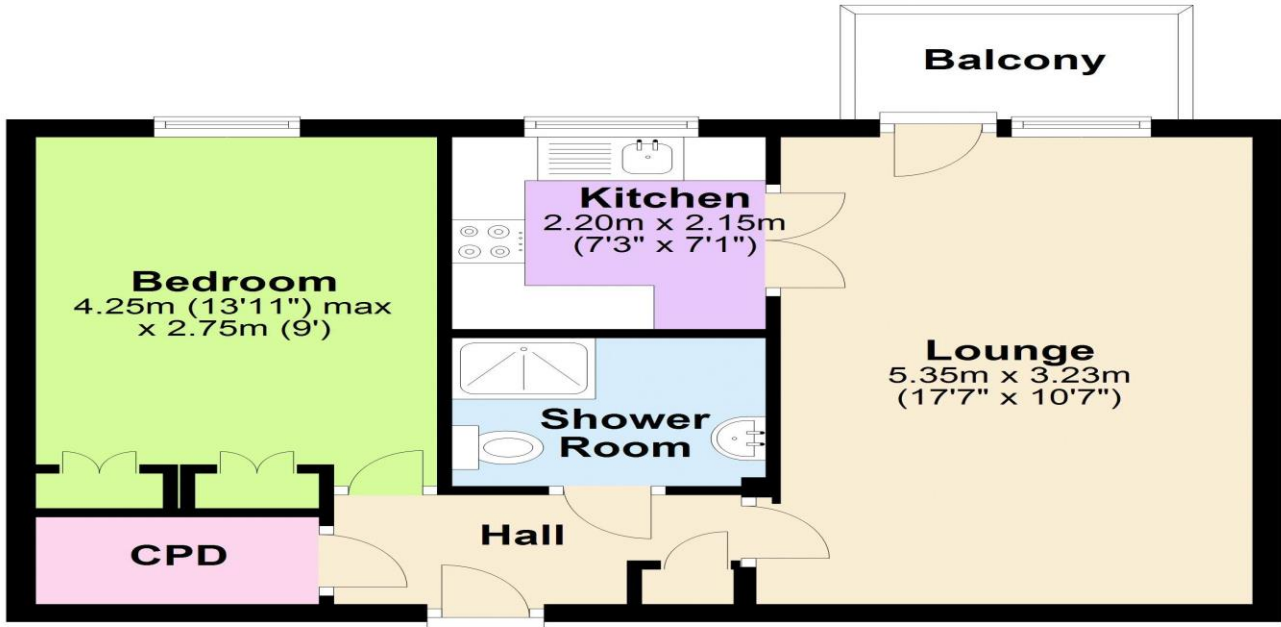
PRICE: £154,950

For more details or to make an appointment to view, please contact

Rachel Hazell

Floor Plan

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 44.5 sq. metres (479.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/02/2021

Annual Ground Rent:

£TBC

Ground Rent Period Review:

Next uplift 2030

Annual Service Charge:

£2390.66

Contingency Fund Balance:

£TBC

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.