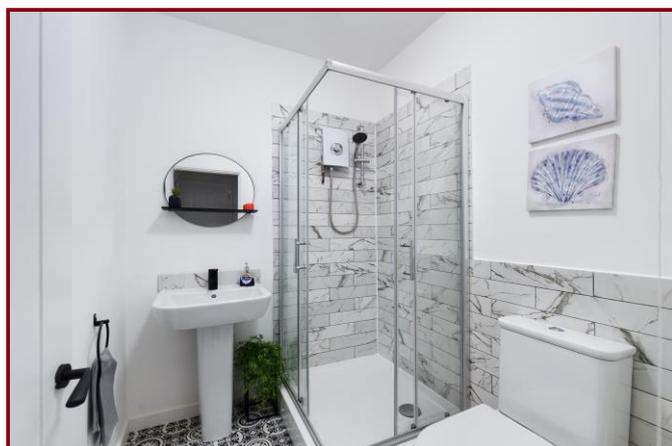




**MAP estate agents**  
Putting your home on the map

**Trelowarren Street,  
Camborne, Cornwall**

**£110,000  
Leasehold**





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Camborne**

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## Property Introduction

Having recently been renovated by our vendor this first floor apartment is ideal as a first home or for letting purposes.

Accessed from Vyvyan Street, a staircase leads to this one bedroom apartment with a generous open plan living space which combines a modern fitted kitchen.

The shower room has been remodelled and features a shower cubicle with an electric shower, heating is provided by modern electric radiators and the windows are uPVC double glazed.

The flat is light and airy and as previously mentioned would make an ideal first home.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

The property is located on a road parallel to the main shopping street in Camborne where one will find an eclectic mix of both local and national shops, banks, Post Office and there is also a mainline Railway Station with direct links to London and the north of England.

The A30 can be accessed within a mile and the county town of Truro can be found within thirteen miles, Falmouth on the south coast is within fourteen miles and the north coast at Portreath will be found within four miles.

## ACCOMMODATION COMPRISES

Door from communal landing to:-

### LIVING AREA 17' 8" x 11' 10" (5.39m x 3.61m)

With uPVC double glazed window to the side. The living area has inset spot lighting, electric radiator and vertical panel doors open to bedroom and inner vestibule.

### KITCHEN AREA 9' 1" x 7' 5" (2.78m x 2.27m)

Focusing on a recessed kitchen with eye level and base contrasting mid grey and midnight blue matte units with thin edge laminate working surfaces on three sides which has been designed to create a partial room divider and breakfast bar. Inset one and a

half bowl single drainer sink unit with pillar mixer tap, built in stainless steel oven with ceramic hob and cooker hood over. Integrated fridge and space for automatic washing machine.

### **BEDROOM 12' 10" x 10' 7" (3.91m x 3.22m)**

uPVC double glazed window to the side and electric radiator. This bedroom is of a generous size.

### **INNER VESTIBULE 5' 2" x 3' 9" (1.57m x 1.14m)**

With an insulated hot water tank and door opening to:-

### **SHOWER ROOM 6' 1" x 5' 2" (1.85m x 1.57m)**

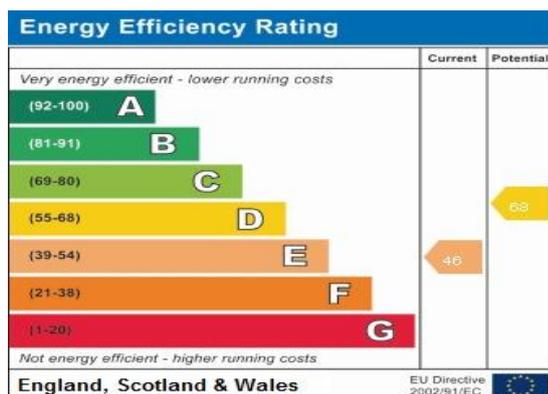
Remodeled with a close coupled WC, pedestal wash hand basin and shower cubicle with electric shower and with shower boarding to walls.

### **AGENTS' NOTES**

The Council Tax band for the property is band 'A'. The lease is a remainder of a 999 years created in January 2022 and the ground rent is set at a peppercorn level. Management charges have not yet been assessed but will be arranged prior to completion of a sale.

### **DIRECTIONS**

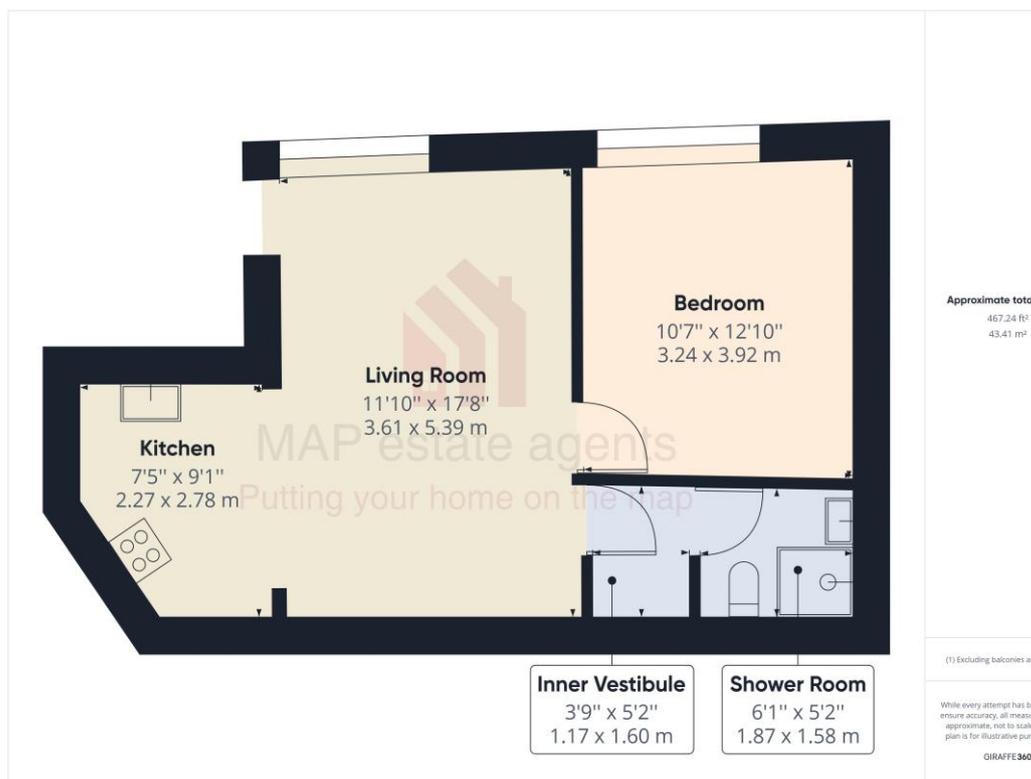
From Tesco car park, turn left and at the set of traffic lights, turn left again and take the first exit at the roundabout into Wesley Street, turn right into Albert Street and then left into North Parade. Take the next left into North Road and first right into Vyvyan Street where the property will be identified on the left-hand side. Please note there is no parking available at the property and the road is restricted parking, therefore it would be advisable to park either in the main street (Trelowarren Street) or in Rosewarne Car Park and walk to the property. If using What3words: masses.ranged.cubic





## MAP's top reasons to view this home

- Recently converted first floor flat
- Ideal for first-time buyers
- Potential investment opportunity
- One double size bedroom
- Open-plan living room
- Contemporary style fitted kitchen
- Remodelled shower room
- Close to the centre of town
- Viewing recommended
- Chain-free sale



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