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**Vyvyans Court,  
Tuckingmill, Camborne**

**£130,000  
Leasehold**





## Vyvyans Court, Tuckingmill, Camborne

**£130,000**  
**Leasehold**

### Property Introduction

Offered for sale chain free, this second floor apartment is ideal for the first time buyer or as an investment opportunity.

Offering two double size bedrooms, the impressive open plan living and kitchen space has direct access to a covered balcony which is ideal for alfresco dining when the weather permits. There is a fully fitted bathroom, double glazing and electric heating.

The flat is accessed via a security intercom system, there are well maintained lawned open spaces within the development and communal permit parking is available for one vehicle.

To fully appreciate the size of the accommodation, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

Vyvyan's Court is located within a mile of Camborne town centre and within a similar distance of the A30 trunk road. Camborne offers an eclectic mix of local and national shopping outlets, there is a bank, a mainline Railway Station with direct links to London Paddington and the north of England and schooling is available for all ages.

Truro, the administrative and cultural centre of Cornwall is within fourteen miles, Falmouth, Cornwall's university town on the south coast is within a similar distance and Portreath, which is noted for its sandy beach and active harbour on the north coast, is within six miles.

### ACCOMMODATION COMPRISES

From the second floor landing, a door opens to a communal vestibule with door to:-

#### HALLWAY

Airing cupboard containing copper cylinder and night storage heater. Doors open off to:-

### LIVING AND KITCHEN SPACE 21' 1" x 11' 9" (6.42m x 3.58m) plus recess

Enjoying a dual aspect with uPVC double glazed window and with double glazed patio doors opening on to the balcony. The kitchen area is fitted with a range of eye level and base units having

adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in electric oven with ceramic hob and hood over, space and plumbing for an automatic washing machine and extensive ceramic tiled splashbacks. A combination of laminate and tiled flooring and storage heater.

### BALCONY 10' 9" x 8' 5" (3.27m x 2.56m)

The balcony, which has glass balustrades, is covered and ideal for outside seating when the weather permits.

### BEDROOM ONE 11' 9" x 10' 11" (3.58m x 3.32m)

uPVC double glazed window. Wall mounted electric panel heater and overbed lighting.

### BEDROOM TWO 11' 0" x 10' 10" (3.35m x 3.30m)

uPVC double glazed window. Laminate flooring and wall mounted electric panel heater.

### BATHROOM

Fitted with a modern suite consisting of pedestal wash hand basin, close coupled WC and panelled bath with mixer shower. Extensive ceramic tiling to walls and towel radiator.

### OUTSIDE

To the outside there are communal gardens within the development and as previously mentioned parking is available in an unallocated space for one vehicle using a permit supplied to the owner.

### LEASEHOLD INFORMATION

The property has the remainder of a 125 year lease, created in 2006. The present ground rent payable is £100.00 per annum which can be paid in half yearly instalments of £50.00. The current service charge stands at £1140.00 per annum to cover external maintenance, ground maintenance and building insurance.

### SERVICES

The property benefits from mains metered water, mains drainage and mains electric.

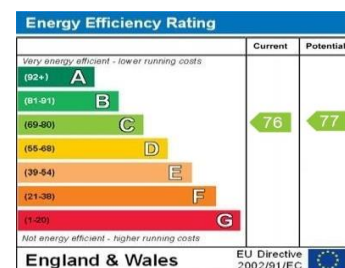
### AGENT'S NOTE

The property is band 'A' for Council Tax purposes.

Our Lettings Director Ben Nichols advises that the rental income for the property would be in the region of £775 to £800 pcm.

### DIRECTIONS

From Tesco supermarket in Camborne, turn left into Kegin Road and then at a set of traffic lights take the first exit left and then at a roundabout take the second exit heading towards Tuckingmill, take the second turning left into South Roskear Terrace and then turn left at a give way sign into North Roskear Road where Vyvyans Court will be identified on the right hand side. If using What3words:- calculate.resolves.buyers





## MAP's top reasons to view this home

- Purpose built second floor flat
- Two double size bedrooms
- Open plan living space
- Bathroom
- Covered balcony with outlook
- Double glazing
- Electric heating
- Unallocated permit parking for one vehicle
- Ideal first home or investment property
- Chain free sale



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