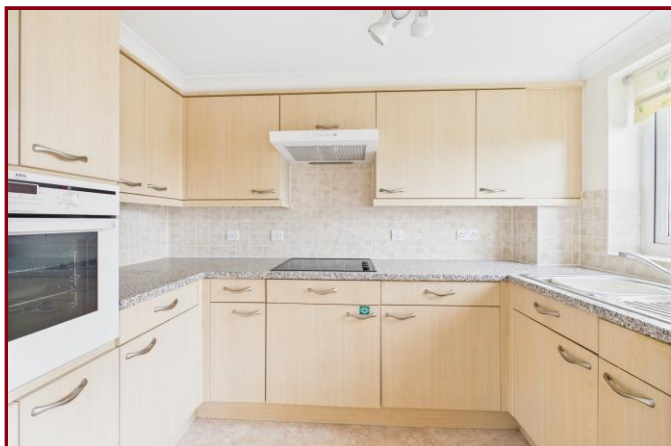




MAP estate agents
Putting your home on the map

**Carn Brea Court,
Trevithick Road, Camborne**

Offers Over £125,000
Leasehold





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Property Introduction

Offered for sale with no onward chain, this upper ground floor apartment which is designed for safe and secure living is located close to the centre of the town. The development is age restricted for over 55 years for couples and over 60 years for single occupation. Internally, one will find two double bedrooms, a lounge/diner, a well appointed fitted kitchen and a shower room. The apartment is fully double glazed and there is electric heating along with a Juliet balcony leading from the lounge area which enjoys an outlook over maintained gardens to the rear of the building.

Permit parking is available in unallocated spaces to the front of the building and within Carn Brea Court, there is a communal room for residents to socialise, a communal laundry room and a guest suite is available to rent for visiting family members. This development benefits from a house manager and the apartment features assistance 'pull cords' throughout. A virtual tour is an essential watch prior to arranging a viewing.

Location

Situated within a very short walk of the town centre, there is a nearby taxi rank and Camborne offers an eclectic mix of both local and national shopping outlets together with places to eat and a choice of Public Houses all within immediate level walking distance. There is a mainline Railway Station which connects with direct links to London Paddington and the north of England and the A30 trunk road runs to the north of the town.

Truro, the administrative and cultural centre of Cornwall, is within twelve miles, the university town of Falmouth on the south coast is within a similar distance and the north coast at Portreath is within five miles.

ACCOMMODATION COMPRISES

Front door opening to:-

ENTRANCE HALL

Airing cupboard housing immersion heater, further built-in cupboard and electric heater. Doors off to:-

LOUNGE/DINER 17' 6" x 11' 1" (5.33m x 3.38m) maximum measurements

Double glazed door to Juliet balcony. Attractive feature fireplace housing electric fire, electric heater and television point. Double doors to:-

KITCHEN 8' 11" x 5' 7" (2.72m x 1.70m)

Double glazed window to the front. Fitted with a matching range of light wood effect wall and base cupboards having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in eye level electric oven and inset hob with extractor fan over, integrated fridge and integrated freezer. Complementary wall tiling.

SHOWER ROOM

Fitted with a double shower enclosure with glazed screen housing electric shower unit. Wash hand basin inset to vanity unit and close coupled WC, shaver light and point and complementary wall tiling. Heated towel rail.

BEDROOM ONE 15' 4" x 9' 8" (4.67m x 2.94m) plus recesses, irregular shape

A superb light and airy room with two double glazed windows to the front and a fitted double wardrobe with mirrored doors. Electric heater.

BEDROOM TWO 11' 2" x 8' 8" (3.40m x 2.64m) maximum measurements

Double glazed window to the front. Electric heater.

OUTSIDE

Carn Brea Court has communal gardens for the enjoyment of residents and a residents parking area.

SERVICES

Mains water, mains electricity and mains drainage.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. Please be advised that the apartment has a 125-year lease created in 2008. The present ground rent payable is £425.00 paid in half-yearly instalments of £212.50. The service charge currently stands at £1,680.14 for a six-monthly period. These charges are reviewed annually.

DIRECTIONS

Heading out of the centre of Camborne, passing 'Wetherspoons' on the left-hand side and with the parish church on the left, take the next turning right into Wellington Road and at a staggered junction at the end of Wellington Road, turn sharp right into Trevithick Road where Carn Brea Court will be identified on the left-hand side. Please note, visitor parking is not available in Carn Brea Court and it is advisable to carry straight on and use the public car park at the head of Trevithick Road. If using What3words: emotional.scatter.gear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Purpose-built retirement flat
- Upper ground floor location
- Two double bedrooms
- Fitted kitchen
- Shower room
- Electric heating and double glazing
- Secure living environment close to town centre
- No onward chain



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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