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**Enys Road,
Camborne**

**£150,000
Leasehold**





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Property Introduction

Offered for sale chain free, this ground floor flat was constructed in 2011.

Ideal as a first home or as an investment property, there are two bedrooms, a generous open plan living room/kitchen and a contemporary style wet room.

Fully double glazed, heating is provided by a gas combination boiler supplying radiators.

To the rear of the apartment is a lawned space accessed via a shared pathway to the side, the property has recently been redecorated and has been competitively priced to attract interest.

There will be a 999 year lease created on the first sale of the property and the freehold will be shared equally between the ground and first floor apartments with no ground rent payable. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Conveniently located for access to the town, Camborne offers an eclectic mix of both local and national shopping outlets, there are banks, a mainline railway station which connects with London Paddington and the north of England and the A30 can be accessed within half a mile.

Well suited for commuting to Truro, which is the administrative and cultural centre of Cornwall, the university town of Falmouth on the south coast is within a similar commute and the north coast village of Portreath, which is noted for its sandy beach and active harbour, will be found within five miles.

ACCOMMODATION COMPRISES

uPVC double glazed entrance door to:-

ENTRANCE VESTIBULE

Door to:-

LIVING ROOM/KITCHEN 16' 5" x 14' 0" (5.00m x 4.26m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporates an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel cooker with ceramic hob and stainless steel hood over, extensive ceramic tiled splashbacks and

space and plumbing for an automatic washing machine. Cupboard housing gas combination gas boiler, radiator and laminate flooring. Wide archway through to:-

INNER VESTIBULE

Laminate flooring, under stairs storage cupboard and radiator. Doors open off to:-

WET ROOM

uPVC double glazed window to side. Vanity wash hand basin with storage beneath, close coupled WC and walk-in wet room style shower with plumbed shower. Extensive ceramic tiling to walls and towel radiator.

BEDROOM ONE 12' 7" x 9' 10" (3.83m x 2.99m) maximum measurements

uPVC double glazed French doors opening onto the rear. Laminate flooring and radiator.

BEDROOM TWO 12' 7" x 7' 6" (3.83m x 2.28m) plus door recess

uPVC double glazed window to the rear. Laminate flooring and radiator.

OUTSIDE FRONT

To the front of the property there is a low maintenance shared gravelled garden space incorporating a brick paved ramp and steps up to the entrance doorway. Pedestrian access leads to the side of the property.

REAR GARDEN

The rear garden features a brick paviour seating area with access to a further lawned space.

SERVICES

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

AGENT'S NOTES

The Council Tax band for the property is band 'A'. As previously mentioned, it is intended to create a 999 year lease for the property on the first sale. There will be a split between the ground floor flat and the first floor flat of the freehold which will negate any need for ground rent payments and the maintenance charge will be assessed based on need going forward.

DIRECTIONS

From Tesco car park turn left and at a set of traffic lights turn left again taking the first exit at a roundabout into Wesley Street, take the first right into Albert Street and at a staggered junction go straight across into Park Road and at the next staggered junction take the next left into Eastern Lane, continue along Eastern Lane where the entrance to Hughville Street will be on the right hand side. Continue along the full length of Hughville Street and where the road meets Enys Road turn left where the property will be found on the left hand side. If using What3words:- enhanced.collapsed.crackles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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

- Modern ground floor flat
- Two double bedrooms
- Open plan living area
- Comprehensive range of kitchen units
- Shower room in a 'wet room' style
- uPVC double glazing
- Gas central heating
- Garden to rear
- 50% share of Freehold – nil ground rent
- Chain free sale



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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