



MAP estate agents
Putting your home on the map

**Rosewarne Road,
Camborne**

**£90,000
Leasehold**





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Property Introduction

Located in the centre of Camborne is this modern ground floor apartment offering spacious light and bright accommodation with the benefit of a communal courtyard.

The apartment has light and bright accommodation with a dual aspect open plan lounge/kitchen/diner and a double bedroom with ensuite shower room.

This apartment is so convenient for easy access to all that Camborne has to offer.

Location

Camborne offers an eclectic mix of both local and national shopping outlets, there are banks and a mainline railway station which connects with London Paddington and the north of England. Camborne is ideally situated for access to the many popular north coastal surfing beaches such as Portreath, Perranporth and St Agnes with the north coast being renowned for its rugged vistas and beautiful coastal walks. The main A30 is also nearby making travelling to other parts of the county and beyond that much easier.

The city of Truro is approximately fifteen miles distant, this being the main centre in Cornwall for business and commerce and offers a good range of high street multiples as well as a variety of independent shops. The attractive Georgian architecture and cobbled streets lead to many restaurants as well as accessing the piazza which is home to The Hall for Cornwall.

ACCOMMODATION COMPRISES

Double glazed door into:-

HALLWAY

Entry phone on wall, laminate flooring, radiator. Doors opening off to:-

LOUNGE/KITCHEN/DINER 14' 7" x 11' 10" (4.44m x 3.60m) plus recess

Two double glazed windows with deep sills. Radiator and wall mounted gas boiler. Kitchenette at one end, consisting of wall and floor mounted cupboards with worktop over with matching upstands incorporating sink and drainer. Integrated oven and gas hob with extractor hood above. Space for washing machine and space for fridge/freezer. Spotlights in ceiling and useful storage cupboard.

BEDROOM 13' 8" x 10' 3" (4.16m x 3.12m) maximum measurements, irregular shape

Double glazed window and radiator, useful shelving.

EN-SUITE

Shower cubicle with mains water shower, tiled surround pedestal wash hand basin with mirrored cabinet over and low level WC. Extractor fan. Radiator.

OUTSIDE FRONT

Entry door at front with wall mounted postboxes and inner door to communal courtyard. Bin store

LEASEHOLD INFORMATION

Remainder of lease commencing on 1st January 2008 for a term of 999 years, expiring 31/12/3006. Current ground rent is £80 per annum (next reviewed 1st January 2028), current service/maintenance charge is £1568 per annum including buildings insurance - this is used to keep the property in good repair and maintaining decoration.

AGENT'S NOTE

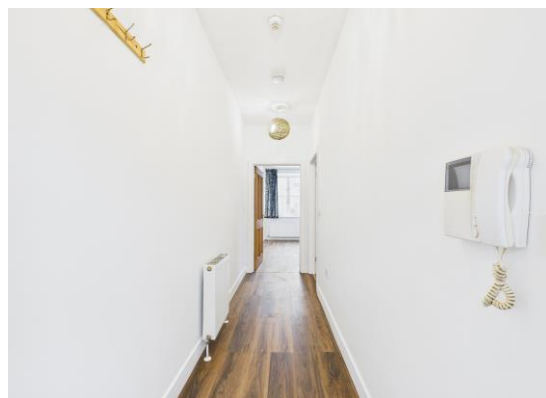
The Council Tax band for the property is band 'A'.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

DIRECTIONS

From Trelowarren Street in the centre of Camborne, turn left into Rosewarne Road and the property can be found along on the left hand side. There is a useful short stay car park just a little further along on the left. If using What3words:-udder.patching.blinking

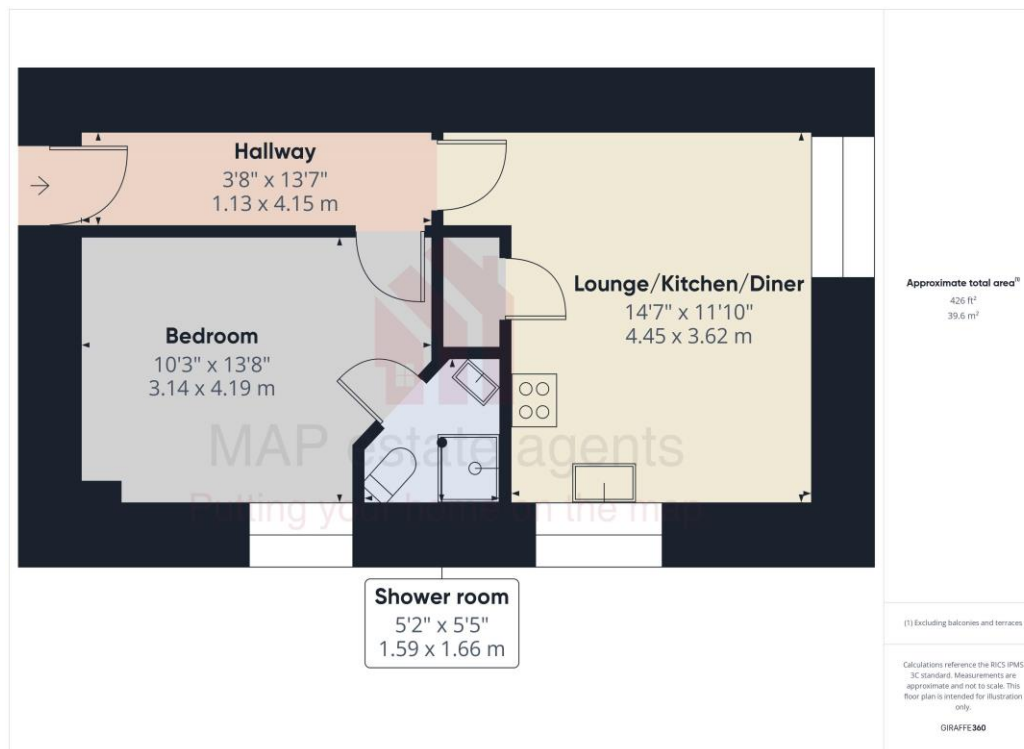


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive		



MAP's top reasons to view this home

- Ground floor flat tucked away in the centre of Camborne
- Accessed off a courtyard, through personal front door
- One double bedroom
- Lounge/kitchen/diner
- En-suite shower room
- Light and bright throughout
- Gas central heating
- Double glazed
- Communal courtyard
- Easy access for shops, cafes, and all amenities



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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