

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

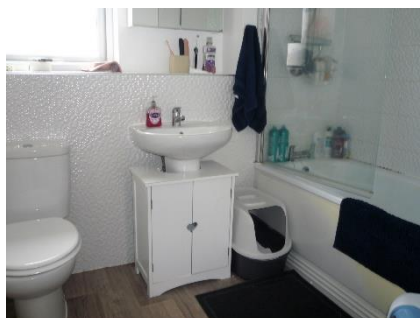
£140,000

Petherick House, Stannary Road, Camborne, TR14 8GP



- TWO DOUBLE BEDROOMS
- FIRST FLOOR
- ALLOCATED PARKING FOR ONE CAR
- GAS CENTRAL HEATING
- OPEN PLAN LIVING AREA
- CONSTRUCTED IN 2018
- EPC B COUNCIL TAX BAND A
- NO ONWARD CHAIN

An exceptionally well presented first floor apartment on the edge of this popular development within easy reach of local shopping facilities and Camborne town with its range of national shopping outlets, local businesses and public transport links. The apartment is warmed by gas central heating and is double glazed. There is allocated parking for one vehicle. The apartment consists of: Entrance Hall, Open Plan Lounge/Diner/Kitchen, Two Double Bedrooms and a Bathroom/WC. The property is offered for sale with no onward chain. EPC B, Council Tax Band A.



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Approached via a secure, telephone entry foyer, door to parking area and stairs rising to all floors. There is a private hallway servicing this property and one other with solid door opening to:-

ENTRANCE HALL

There are doors to all rooms and two built in storage cupboards.

OPEN PLAN LIVING AREA

A well-proportioned, light and airy room comprising of:-

KITCHEN AREA

13'3" x 6'6" (4.04m x 1.98m)

A range of eye-level and base units with work surface over, inset single bowl stainless steel sink with side drainer, inset electric hob with extractor over, built in electric oven, space for a washing machine, space for a dish washer, space for an upright fridge freezer, wall mounted gas combi boiler providing hot water and heating and a double glazed window to the rear.

LOUNGE AREA

16'3" x 10'11" (4.95m x 3.33m)

There is a Juliet balcony to the front, ample space for a dining table and furniture, two radiators and a TV aerial point.

BEDROOM ONE

12'5" x 9'1" (3.78m x 2.77m)

A good sized double bedroom with double glazed window to the front and a radiator.

BEDROOM TWO

12'5" x 9'2" (3.78m x 2.79m)

Another good sized double bedroom with a double glazed window to the front and radiator.

BATHROOM/WC

8'0" x 6'5" (2.44m x 1.96m)

A spacious bathroom comprising of a panel bath with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin and a double glazed window to the rear.

OFF ROAD PARKING

There is allocated parking for one vehicle.

ENERGY EFFICIENCY RATING

This property has been rated a B (84).

AGENTS NOTE

This property is rated as Band A for Council Tax. All mains services are connected to the property. Broadband Speeds from 11Mbps Standard and 1000Mbps Ultra-Fast (Source Ofcom). Mobile coverage from O2 and Vodafone (Source Ofcom).

LEASE DETAILS

The lease commenced in 2018 and has 143 years remaining. We have been informed that the Ground Rent and Maintenance charge totals £1240 per annum. There is an Estate Charge of £190.60 per annum.

