

39 Carn Brea Court

Trevithick Road, Camborne, Cornwall, TR14 8LY



PRICE: £135,000

Lease: 118

Property Description:

ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH A JULIETTE BALCONY

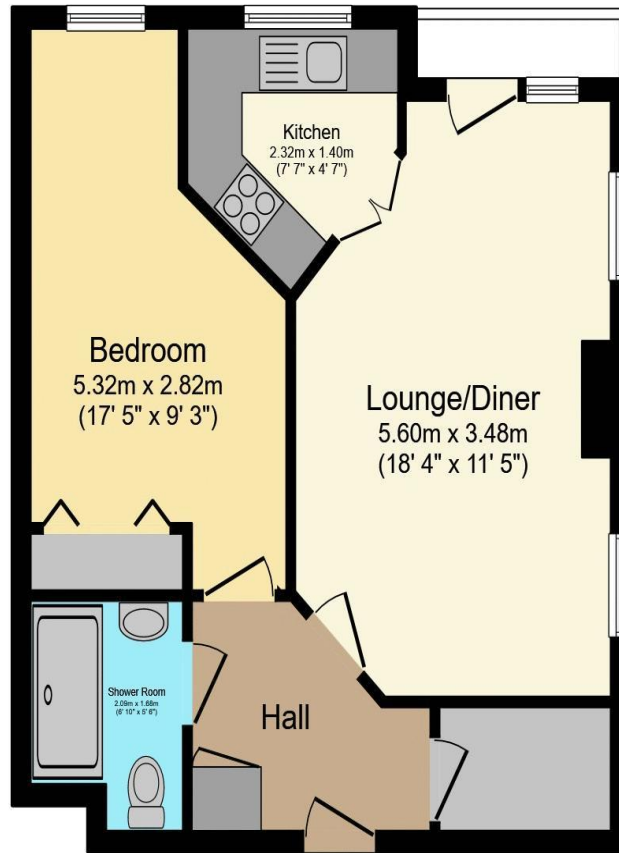
Carn Brea Court was built by McCarthy & Stone and consists of 49 apartments arranged over four floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, bathroom and balconies to selected apartments. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years.

Residents' lounge
Guest suite
Emergency call system
House Manager
Mobility Scooter Store

Communal gardens
Laundry room
Car Park
Service charge £3,391.60 Ground Rent
£425.00



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 46.3 m² (498 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	85
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

28/02/25

Annual Ground Rent:

£425.00

Ground Rent Period Review:

2030

Annual Service Charge:

£3391.60

Council Tax Band:

A

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.