



St Pirans Court  
Trevithick Road  
Camborne  
TR14 8LP

Asking Price £120,000

- GROUND FLOOR RETIREMENT APARTMENT
- ONE DOUBLE BEDROOM
- GARDEN ACCESS
- NO ONWARD CHAIN
- REDECORATED AND NEW CARPETS
- LOUNGE WITH DINING AREA





Tenure - Leasehold

Council Tax Band - A

Floor Area - 731.94 sq ft



### DESCRIPTION

Offered for sale with no onward chain is this rare opportunity to purchase one of only a few, ground floor retirement apartments with direct access out to its own patio area and communal gardens beyond. Conveniently situated in the heart of Camborne, the accommodation briefly comprises an entrance hall, living/dining room, kitchen, one double bedroom and shower room. The apartments has recently been redecorated and fitted with new carpets throughout.

As with all the apartments, residents have the use of communal facilities including lounge, laundry room, bin/recycling store and wonderful landscaped gardens along with internal intercom system, a live in house manager and a twenty four hour emergency care line response system through emergency pull cords in each room.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Secure communal main entrance with intercom and ground floor level access to the apartment front door into:

#### ENTRANCE HALL

Doors to all rooms, intercom point with emergency pull chord, newly fitted carpet, storage cupboard with shelving, walk in airing cupboard with shelving, cloak hanging space and immersion water heater.

#### LOUNGE/DINER

21'9" x 9'3" (6.63 x 2.82)

A light and spacious living space with double glazed door to the front of the property, an opening into a separate dining space, night storage electric heater, double doors into:

### KITCHEN

8'2" x 7'9" (2.5 x 2.37)

Double glazed window to the front, selection of fitted base and wall units, granite effect work top, integrated electric oven, electric hob and extractor hood over, stainless steel sink with drainer, space for under counter fridge/freezer, emergency pull cord

### BEDROOM

14'10" x 10'6" (4.53 x 3.20)

Newly fitted carpet, double glazed window to front, built in double wardrobes with hanging rail and shelving, night storage heater, emergency pull cord.

### SHOWER ROOM

6'10" x 5'7" (2.08 x 1.7)

Tile effect vinyl flooring, a double shower cubicle with rainfall style shower head and additional shower attachment, hand basin with fitted storage below, low level WC, electric towel rail, electric heater, extractor fan, tiled walls.

### OUTSIDE

This ground floor apartment has access out to the front of the property which has access to residents and visitors parking on a first come first served basis with the emphasis on priority to the residents of St Pirans Court and a lawned area. There is a beautiful communal garden to the rear of the property, which is landscaped and well tended with a variety of flower bed and shrub borders along with a paved seating area.

### LEASEHOLD

Lease Length: Remainder of 125 years from 2002

Ground Rent : £175.00 every six months.

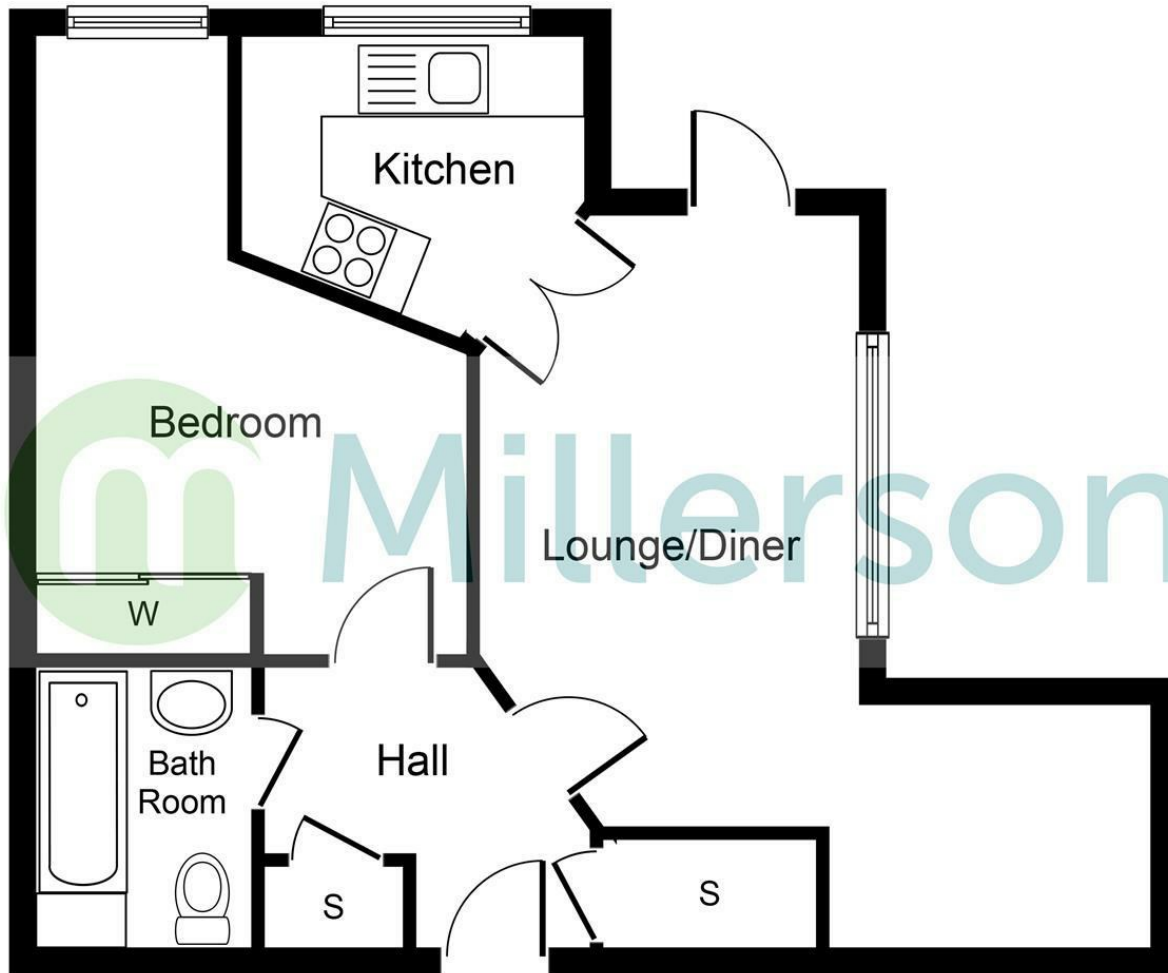
Maintenance charge: £1591.07 every six months.

Building insurance and water included.



Residents must be over the age of 60 with second occupant over 55  
Council Tax Band A





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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### Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

