



St Pirans Court
Trevithick Road
Camborne
TR14 8LP

Asking Price - Offers In
The Region Of £140,000

- GROUND FLOOR
RETIREMENT APARTMENT
- DIRECT GARDEN ACCESS
- TWO DOUBLE BEDROOMS
- LIGHT AND AIRY
LIVING/DINING ROOM
- SHOWER ROOM
- KITCHEN
- COMMUNAL GARDENS
- COMMUNAL LOUNGE AND
LAUNDRY ROOM
- NO ONWARD CHAIN



Tenure - Leasehold

Council Tax Band - B

Floor Area - 764.23 sq ft



Property Description

An exceptional two double bedroom ground floor retirement apartment in the popular retirement development of St Pirans Court in Camborne. Occupying one of the most sought after and favourable positions within the development, this ground floor apartment has direct access from the living room on to the garden. The apartment is very well presented boasting accommodation briefly comprising a large entrance hall, spacious 'L' spaced lounge/diner, kitchen and shower room along with two excellently proportioned double bedrooms. Communal facilities include gardens, laundry room, communal lounge and communal parking and is offered for sale with no onward chain.

Accommodation In Detail

(All measurements are approximate)

Entrance

Front door opening on to generous entrance hall with doors leading to all rooms. Door opening on to walk-in boiler cupboard with wooden slatted shelving. Door opening on to meter cupboard. Intercom and emergency pull chord.

Living/Dining Room

17'8" max x 14'6" max 'l' shaped room. (5.41m max x 4.42m max 'l' shaped room.)

A very nicely proportioned light and airy room with feature fireplace with polished stone hearth and polished stone effect mantel and timber surround along with coal effect electric fire. uPVC double glazed floor to ceiling window along with uPVC double glazed door leading out on to the garden. Wall mounted night storage heater. Coved ceiling. Glazed obscure doors leading into:

Kitchen

9'3" x 6'2" (2.82m x 1.88m)

A fitted kitchen with tile effect vinyl flooring. Floor standing and wall mounted cupboards and drawers with granite effect roll top worksurfaces over. Inset four ring hob with extractor fan over. Single bowl stainless steel sink and drainer with hot and cold taps over. Integral 'Electrolux' oven, Space for fridge and space for freezer. Tiled splash back to three sides. Coved ceiling. uPVC double glazed windows to front. Emergency pull chord.

Bedroom One

19'1" x 10'0" (5.84m x 3.07m)

A generously proportioned principle bedroom with built-in double wardrobes. uPVC double glazed window to front elevation. Wall mounted night storage heater,. Coved ceiling. Emergency pull chord.

Bedroom Two

14'11" x 8'7" (4.57m x 2.64m)

Another good sized double bedroom with uPVC double glazed windows to front elevation. Wall mounted electric heater. Coved ceiling. Emergency pull chord.

Shower Room

Tile effect vinyl flooring. Double length shower cubicle with wall mounted thermostatically controlled shower over, vanity unit with inset wash hand basin and low level WC. Tiled to four walls. Wall mounted electric towel rail. Extractor fan. Coved ceiling. uPVC double glazed obscure window. Emergency pull chord.

Outside

St Pirans Court benefits from very well maintained gardens and grounds to the front and the rear of the property which are fully accessible to all residents. However it is worth noting that the door leading out of the living room within this particular flat leads directly on to a very pleasant stone paved terrace leading on to gently sloping lawn with trees, flowers and plants. Other benefits of this excellent retirement complex include a popular communal lounge along with a very useful laundry room both of which can be found on the same ground floor level. Parking comes on a first come first served basis

Leasehold

Lease length: remainder of 125 years from 2002

Ground Rent: £205 every six months

Maintenance charge: £2794.93 every six months

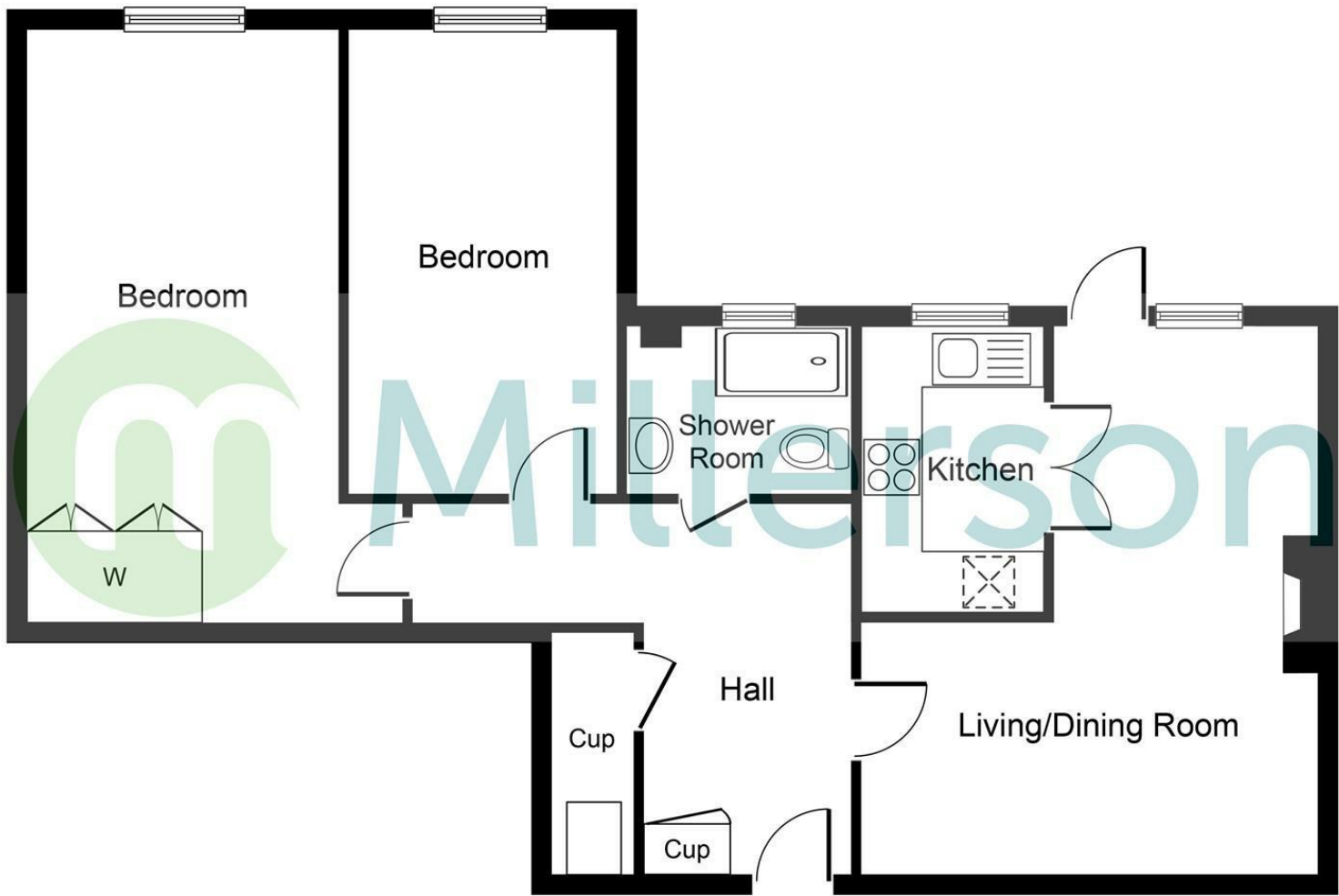
Building insurance and water included

Council Tax Band B

Agents Note

There is an age restriction where residents must be aged 60 or over however a second resident can be over 55.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
 Copyright V360 Ltd 2023 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Contact Us

Millerson Estate Agents
 29 Commercial Street
 Camborne
 Cornwall
 TR14 8JX
 E: camborne@millerson.com
 T: 01209 612255
 www.millerson.com

Valuation Request



