



Carn Brea Court  
Trevithick Road  
Camborne  
TR14 8LY

Offers In The Region Of  
£125,000

- IMMACUALTE RETIREMENT APARTMENT
- ONE LARGE DOUBLE BEDROOM
- DUAL ASPECT LOUNGE/DINER
- QUIET SUNNY APSECT
- KITCHEN
- SHOWER ROOM
- COMMUNAL FACITLIES
- NO ONWARD CHAIN





Tenure - Leasehold

Council Tax Band - A

Floor Area - 495.14 sq ft



### Property Description

Situated in the heart of Camborne is this second floor retirement apartment offered for sale with no onward chain. Carn Brea Court is the perfect retirement complex with its communal facilities and its proximity to local amenities. This apartment offers an entrance hall, dual aspect lounge/diner, kitchen, one double bedroom and shower room. The apartment has been well maintained and positioned on the quiet sunny side of the building.

### Accommodation In Detail

(All measurements are approximate)

#### Entrance

Main Communal entrance with intercom into residents lounge, lift and stairs to all floors, wooden door into apartment.

#### Entrance Hall

Doors to all rooms, large walking airing cupboard housing electric water heater, intercom, emergency pull cord.

#### Lounge/Diner

18'6" x 11'3" (5.65m x 3.44m )

A light and airy dual aspect lounge with electric feature fireplace with stone surround, Juliet balcony with double glazed window and double glazed door, two double glazed windows, night storage heater, television and telephone point, emergency pull chord, obscure glazed double doors into:

#### Kitchen

8'2" x 7'6" (2.5m x 2.3m )

A range of fitted base and wall units, stone effect worksurfaces with tiled splash backs and stainless steel sink, integrated

electric hob, extractor hood, electric oven, fridge and freezer, electric heater, emergency pull chord, double glazed window.

#### Bedroom

17'2" plus wardrobe x 9'4" > 5'3" (5.24m plus wardrobe x 2.85m > 1.61m )

Double glazed window, fitted wardrobe with sliding mirrored doors, emergency pull chord.

#### Shower Room

A three piece shower suite comprising large shower cubicle, WC and hand basin with cupboard below, tiled walls, electric heater, emergency pull chord.

#### Communal Facilities

Carn Brea Court offers a range of communal facilities including residents lounge, gardens, laundry room, refuse store and car parking. There is the huge benefit of a house manager and a guest suite available for relatives.

#### Agents Note

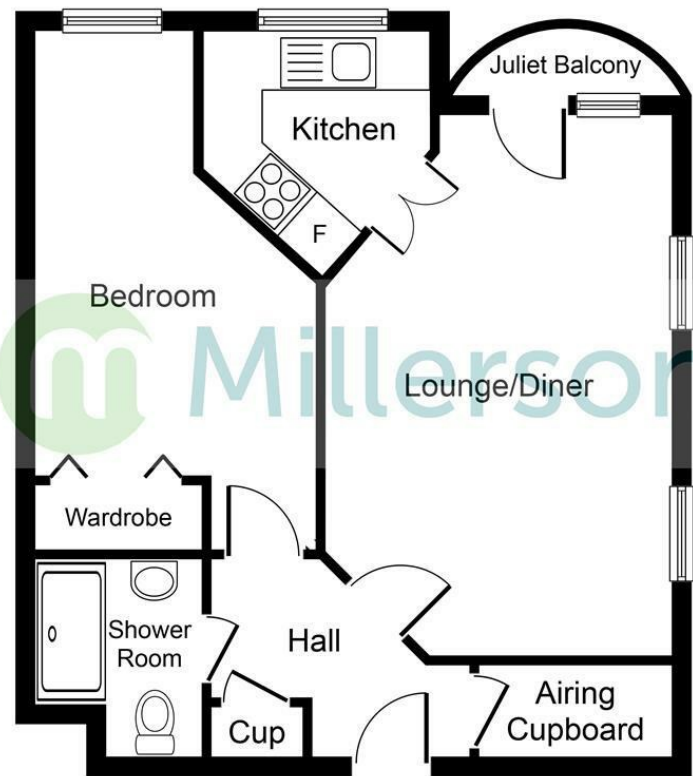
Leasehold 999 years from 2007

Age restriction for over 60s, a second owner can be over the age of 55.

Ground Rent - £212.50 half yearly


Maintenance charge - £1,251 Half yearly





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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	81
(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 	

## Contact Us

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## Valuation Request

