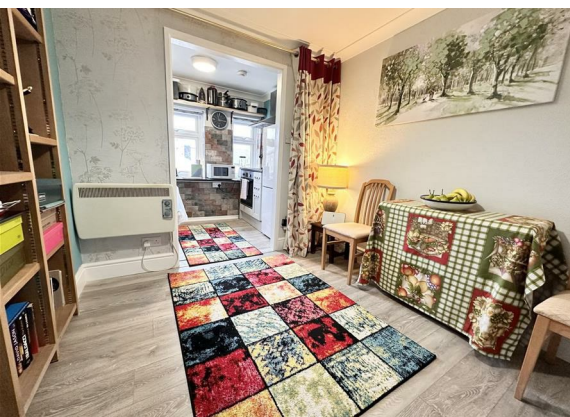




Trelowarren Street
Camborne
TR14 8AW

Offers In Excess Of
£100,000

- FIRST FLOOR APARTMENT
- OFF ROAD PARKING
- ONE BEDROOM
- MODERN KITCHEN AND SHOWER ROOM
- DOUBLE GLAZING
- RECENTLY MODERNISED
- REMAINDER OF 999 YEAR LEASE FROM 1989 £25 PER ANNUM GROUND RENT



Tenure - Leasehold

Council Tax Band - A

Floor Area - 473.00 sq ft



Situated in Camborne town, a particularly well presented first floor apartment with the added benefit of off road parking. The property is approached through a ground floor entrance into a long entrance hall with plenty of storage, with stairs rising to the first floor. Here you will find a well presented lounge, modern fitted kitchen with integrated oven, hob and extractor hood, dining area leading into a single bedroom space and a three piece shower suite. The property has recently undergone a number of internal improvements, and now offers very impressive and smart accommodation throughout. The property has double glazing throughout, electric heating and is perfect for a first time buyer or an investor looking to let.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

A uPVC double glazed door at ground floor level into entrance hallway with stairs leading to the first floor.

FIRST FLOOR

LIVING ROOM

10'0" x 7'9" (3.05 x 2.36)

A light and airy living room with double glazed window, wood effect laminate flooring, electric radiator and wall mounted electric fire.

KITCHEN

8'2" x 6'5" (2.49 x 1.96)

A modern fitted kitchen with a range of base units and drawers with brick effect tiling and matching wall units over, integrated electric oven, hob and extractor hood over, space for fridge freezer, stainless steel sink with mixer tap and drainer, two double glazed windows, wood effect laminate flooring, electric radiator.

BEDROOM/RECEPTION

18'9" x 8'8" (5.72 x 2.64)

A double glazed window, wood effect laminate flooring, loft access hatch, doors to kitchen and shower room.

SHOWER ROOM

A three piece shower suite comprising a shower cubicle with granite effect surround and Mira electric shower, WC and hand basin, half tiled walls, obscured double glazed window, large storage cupboard, tile effect vinyl flooring.

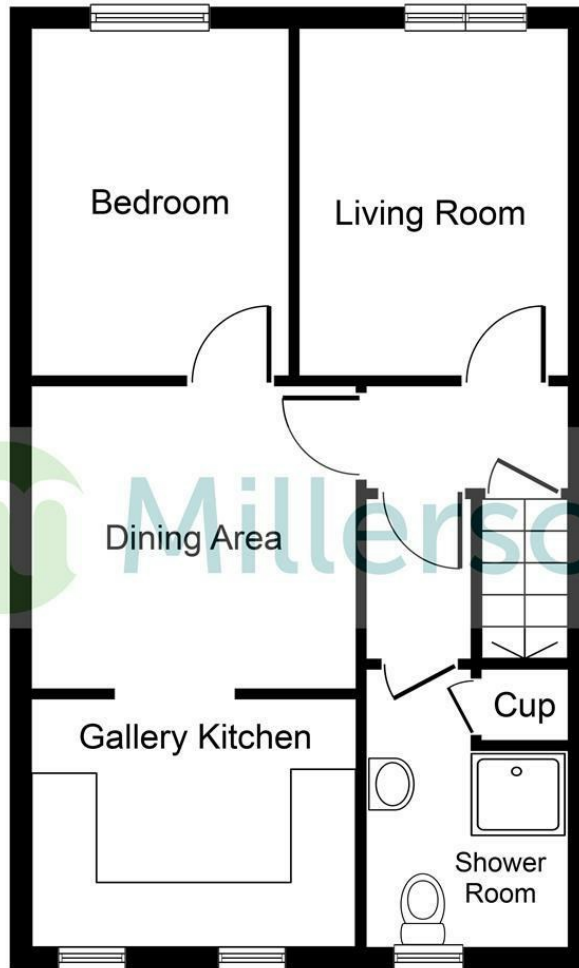
OUTSIDE

The apartment has the benefit of parking for one vehicle, including the wiring in place for an electric charging point.

AGENTS NOTE

remainder of 999 year lease from 1989
£25 per annum ground rent





First Floor

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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Directions To Property

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

