



The Grange Camborne TR14 7DA

Price Guide £200,000

- BEAUTIFUL PERIOD PROPERTY
- RETIREMENT APARTMENT
- AGED 55 AND ABOVE
- NEWLY FITTED KITCHEN AND WET ROOM
- ALLOCATED PARKING
- GROUND FLOOR
- ENSUITE TO MASTER
- CONVENIENT LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - C

Floor Area - 893.41 sq ft



DESCRIPTION

Millerson are delighted to offer this rare opportunity to purchase one of only two ground floor retirement apartments which has been recently renovated situated within this grade II listed former rectory, conveniently located for Camborne town. Tastefully converted by Highgrove homes, this building offers a range of period features in mature wooded grounds.

In brief, the accommodation comprises a wide communal entrance hall with a secure intercom facility, inner private hallway, large living room, newly fitted kitchen, comfortable master bedroom featuring an en-suite shower room, a second large double bedroom and finally a new style wet room. The property is impressive throughout, and offers beautiful features including sash windows, ornate cornice and ceiling roses.

Externally there is a private driveway which leads to the allocated parking space and further visitor parking. The apartment has its own private and enclosed seating area which gives further access to a sunny enclosed communal courtyard.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

MAIN ENTRANCE

Solid wood door with decorative arched window over leading into:

COMMUNAL HALLWAY

A wide entrance hall serving four apartments, night store heater, tiled flooring, decorative cornice, archway, ceiling rose and wooden door leading into:

INNER HALLWAY

Doors to all rooms, decorative cornice, cloaks hanging space, fitted storage cupboard, radiator., intercom telephone, doors to all rooms.

LIVING ROOM

17'5" x 15'3" (5.31m x 4.66m)

A beautiful and large living room with two original sash windows with working shutters, decorative cornice, chandelier style lights, three radiators, feature fireplace with slate surround, slate hearth, wooden mantle, wall hung mirror, electric fire, wooden glazed door to private courtyard, TV and phone points.

KITCHEN

11'4" x 6'9" (3.46m x 2.06m)

A newly fitted grey gloss kitchen with a range of fitted wall and base units and work surfaces over. Integrated eye level oven. Integrated electric hob. Overhead extractor fan. Integrated fridge and freezer. Stainless steel sink with drainer. Integrated dishwasher. Integrated

washing machine. Enclosed new "Worcester" boiler. Wood effect flooring.

MASTER BEDROOM

13'1" x 11'8" (3.99m x 3.56m)

A large master bedroom with decorative cornice, large glazed windows overlooking the rear elevation, built in wardrobe. radiator, TV point, phone point and doorway leading into:

ENSUITE

A three piece suite comprising of a double shower cubicle with "Mira" sports shower over, and basin, W/C, wall hung mirror, wall mounted cupboard, half tiled walls, radiator, wood effect flooring and extractor fan.

BEDROOM TWO

11'7" x 9'3" (3.55m x 2.84m)

A double bedroom with two glazed windows, decorative cornice, radiator, TV and phone points.

WET ROOM

A newly fitted and modern wet room comprising of a W/C and sink basin set within a grey gloss vanity unit, mains overhead shower with handheld attachment within a glass surround, non slip flooring, vertical radiator, storage cupboard, ceiling light, easy wipe splashback and medicine cabinet with lighting either side.

OUTSIDE

The property is approached through a private driveway intersecting mature wooded gardens. There is allocated parking for one car in front of the apartment along with further visitor parking. Wooded gardens continue from the driveway with a pathway leading into a gated communal courtyard and a discrete bin and recycling store. The apartment also has the benefit of its own private enclosed seating area accessed directly from the living room.

AGENTS NOTE

Occupants of the apartment must be over the age of 55 and be either retired or semi retired and have no pets.

LEASE DETAILS

999 year lease from 2002 Ground Rent £100 per annum Maintenance charge £592.94 per quarter

MATERIAL INFORMATION

Verified Material Information

Asking price: Guide price £200,000

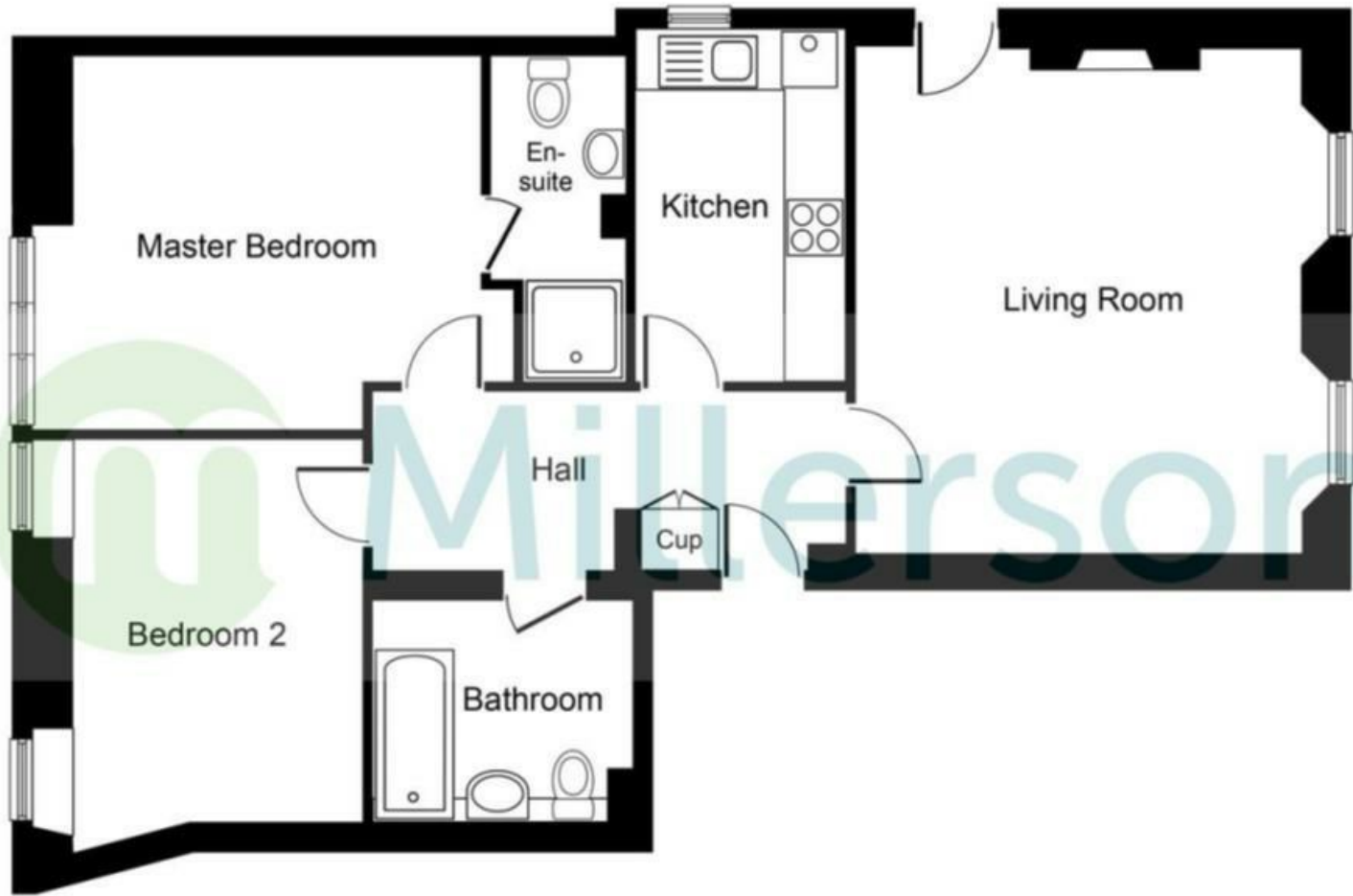
Council tax band: C

Council tax annual charge: £1974.56 a year (£164.55 a month)

Tenure: Leasehold



Lease length: 999 years remaining from 2002.
Ground rent: £100
Service charge: £2371.76
Property type: Flat
Property construction: Standard form
Number and types of room: 2 bedrooms
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: Grade II
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor

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 2022 | www.houseviz.com

Directions To Property

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

Valuation Request



Scan me!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

