



Vyvians Court

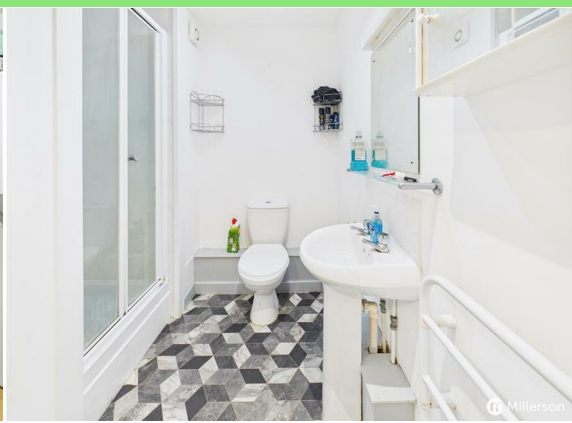
Tuckingmill

Camborne

TR14 8PF

£100,000

- GROUND FLOOR APARTMENT
 - ONE DOUBLE BEDROOM
 - PAVED BALCCONY
- OPEN PLAN LIVING/KITCHEN
 - SHOWER ROOM
 - RESIDENTS PARKING
 - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area - 385.00 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this ground floor apartment, ideally suited to first time buyers and investors. The accommodation comprises an entrance hall, open plan living/kitchen/diner, one double bedroom and shower room. The apartment also has the benefit of its own enclosed private balcony along with residents parking.

LOCATION

Vyvyans Court is a purpose built development of apartments, situated on the outskirts of Camborne and Tuckingmill. Tuckingmill sits between the towns of Camborne and Redruth. Both towns offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline railway providing transport links through the county and beyond. There are several beaches within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Initial communal entrance with intercom, ground floor access to front door into:

ENTRANCE HALL

Doors to all rooms, Night storage heater, wood effect laminate flooring, airing cupboard housing immersion heater.

OPEN PLAN LIVING/KITCHEN/DINER

A generous living space with plenty of space for sofas and dining table, wood effect laminate flooring, sliding patio doors to balcony/courtyard, fitted kitchen with a range of matching base and wall units, granite effect work surface tiled to matching wall units over, integrated electric oven, hob and extractor, stainless steel sink, spaces for washing machine and fridge/freezer, night storage heater.

BEDROOM

A comfortable double bedroom with wood effect laminate flooring, double glazed window, electric heater.

SHOWER ROOM

A three piece shower suite comprising shower cubicle, W.C and hand basin with tiled splash back, tile effect flooring, heated towel rail, extractor fan

OUTSIDE

The apartment has the benefit of its own private balcony/courtyard. There is also a resident bin store and plenty of parking available on a first come first served basis.

DIRECTIONS

From Camborne town, travel down Fore Street onto Tehidy Road taking the third right onto Eastern Lane. Proceed over the double roundabout onto north Roskear Road where Vyvyans Court can be seen on your left hand side.

MATERIAL INFORMATION

Council Tax band: A

Tenure: Leasehold

Lease length: 106 years remaining (125 years from 2006)

Ground rent: £100 pa

Service charge: £1140 pa

Lease restrictions: When using the Common Parts the Tenant and any visitors to the Estate shall at all times do so as quietly as possible and in particular between the hours of 11pm and 7am.

(Studio and one-bedroom flats only) Not to permit any person under the age of eighteen (18) years to live in or stay at the Property due to the limited size of the Property.

Not to permit any laundry to be hung or spread out from any window or balcony or other exterior part of the Property.

Not to permit any noise to emanate from the Property so as to cause a nuisance to the Landlord or to the occupiers of any of the Apartments.

Not (except with the previous written permission of the Landlord which permission may be revoked at any time without any reason being given) to keep or allow to be kept any animal or bird in the Property.

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Night storage and Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No



Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 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.





Approximate total area⁽¹⁾

385 ft²
35.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents

29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: camborne@millerson.com

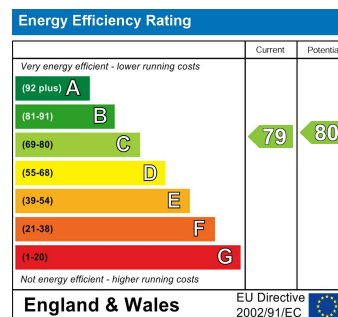
T: 01209 612255

www.millerson.com

Scan QR Code For Material Information



Scan me!



 **Millerson**
millerson.com