



19 St Pirans Court Trevithick Road, Camborne, TR14 8LP

Guide price £80,000

Nestled in the heart of Camborne on Trevithick Road, this modern ground floor flat offers a delightful living space tailored for those aged 60 and above. The property features a spacious lounge dining room, where a patio door invites you to a charming small patio area, perfect for enjoying a morning coffee or an evening breeze.

The flat comprises one large double bedroom, providing ample space for relaxation and comfort. Additionally, the well-appointed shower room adds to the convenience of this lovely home. With no onward chain, this property presents an excellent opportunity for a smooth transition into your new abode.

Situated just a short distance from local shops, this apartment ensures that all your daily needs are within easy reach. Whether you are looking to downsize or seeking a peaceful retreat, this flat in Camborne is an ideal choice for those seeking a modern lifestyle in a vibrant community.



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Location

Camborne has many well-regarded schools and the local college is attracting good reports for its academic achievement. With access on to the A30, Camborne has excellent transportation links combined with a mainline railway station which provides daily services to London, Paddington. The town centre offers a good range of retail outlets both national and independent. The well-regarded beaches of the North Coast are only a short drive away and have an international reputation for surfing and water activities. Holman Park is a gated community offering a high degree of privacy and seclusion. Only a stone's throw away from the centre of the town and within walking distance of the many amenities and facilities that Camborne has to offer. From the properties location, there is excellent access onto the A30 giving access into all the major market towns, picturesque fishing villages and Cathedral city of Truro.

Accommodation

Communal Entrance
Communal Lounge
Entrance to the Apartment
Reception Hall
Shower Room
Lounge Dining Room
Kitchen
Double Bedroom

Outside

Leading of the lounge dining room is a double glazed door opening onto a small patio area creating the ideal seating area

Services

Mains Water, Drainage and Electric

Agents Note

The apartment is only available to those over 60 years of age

Service Charges

The annual ground rent is £350. The service charge is set at £1,995.51 per annum

Lease Information

The lease commenced in 2002 and is set over a 125 year period. At the time of instruction there is 102 years remaining

Council Tax Band- A

What3Words

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Anti Money Laundering Regulations – Purchasers

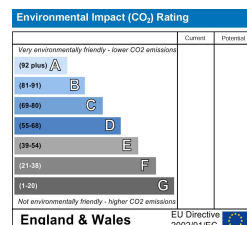
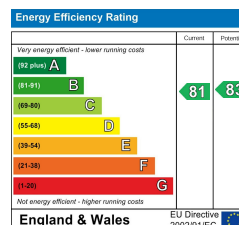
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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