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Sales & Lettings



## 1A East Charles Street

Camborne, TR14 8JF

**Guide price £95,000**



Situated in a very convenient location close to Camborne town centre, this first floor flat is a great investment opportunity. The property benefits from a lounge/kitchen/diner, two bedrooms, one with fitted wardrobes, a shower room and electric heating.





Presenting itself as an ideal opportunity for investors, this two bedroom first floor flat offers spacious accommodation and is close to the town centre with all local amenities close by. It benefits from electric panel heaters, a shower room, two bedrooms and a lounge/kitchen area.

### ENTRANCE HALLWAY

Stairs to:

### FIRST FLOOR

#### SHOWER ROOM

7'9" x 5'0" (2.37m x 1.54m)

Enclosed shower cubicle with bi-fold doors and a tiled surround. Low level wc, wash hand basin, obscure glazed window to the rear with a deep sill and tiled surrounds.

#### LOUNGE/KITCHEN/DINER

7'11" x 12'11" (2.43m x 3.94m)

The kitchen area has a range of white base units and eye level units above. Roll edge work surfaces and space for white goods. Built-in electric oven, hob and extractor hood. Stainless steel sink and breakfast bar with tiled surrounds. The dining area has a window with a deep sill overlooking the rear of the property.

#### BEDROOM 1

10'9" x 7'9" (3.30m x 2.38m)

Built-in wardrobes with shelving, hanging and shoe rack.

#### BEDROOM 2

10'11" x 8'5" (3.35m x 2.59m)

L shaped with a wall mounted electric heater, built-in cupboard and a window to the front.

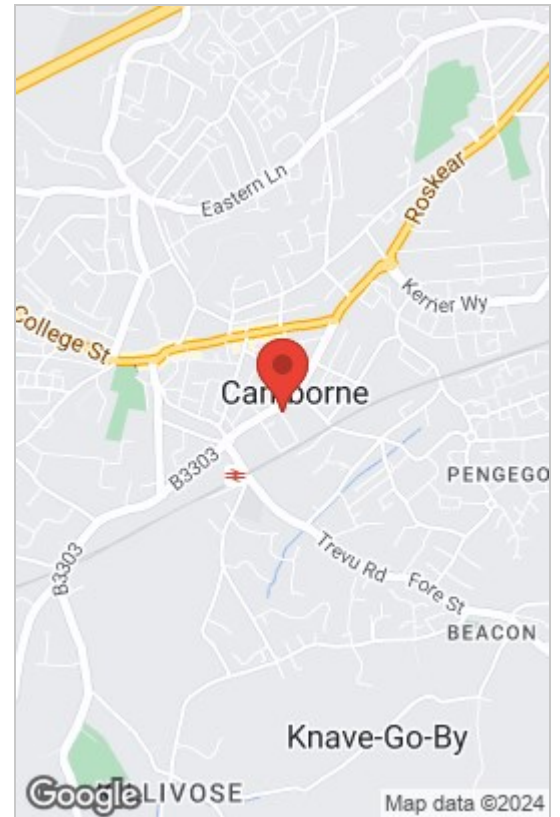
### AGENTS NOTE

This property is currently being advertised as a freehold property as the vendor also owns the flat below. If they were to be sold independently, the vendor has intimated that they can be sold as leasehold properties.

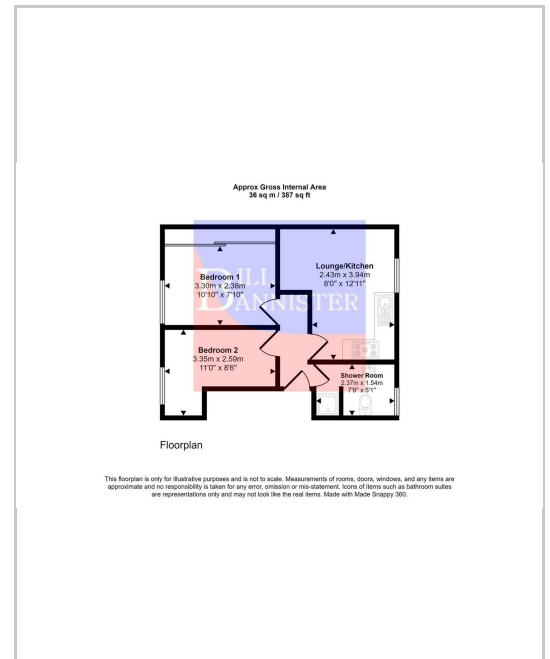
### DIRECTIONS

From Tesco roundabout in Camborne proceed along Centenary Street and on into Trevenson Street. Take the second turning left into East Charles Street and the property will be found on the left hand side.

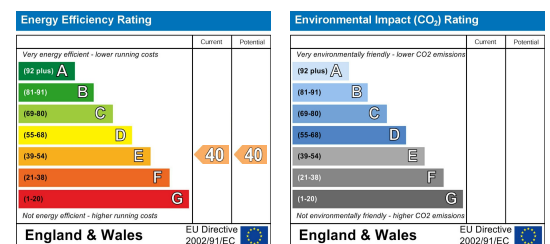
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.