

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



9 Cameo Court South Roskear Terrace

Camborne, TR14 8NT

Guide price £119,950



Ideal for first time buyers or investment purposes, this modern top floor flat benefits from well presented accommodation and is offered with no onward chain. There are two bedrooms, an open plan lounge/dining room/kitchen with some fitted appliances and a shower room. The property is double glazed and this is complemented by electric heaters. Externally there is on site parking.



Very conveniently situated for facilities, this top floor flat has the bonus of an interesting open aspect from the bedroom. Offered with no onward chain, it has an open lounge/dining room/kitchen that offers plenty of space and some appliances are included in the sale. There are two bedrooms, both with recesses and there is a shower room. Heating is via electric radiators and there is double glazing. Externally parking facilities are available on site. The property is within a level distance of shopping facilities and bus services etc and the A30 is within one and a half miles.

L SHAPED HALLWAY

Airing cupboard housing a hot water cylinder.

LOUNGE/DINING ROOM/KITCHEN

24'4" x 19'0" (7.42m x 5.81m)

A dual aspect room with two panel radiators. The kitchen area has a single drainer stainless steel sink unit plus working surfaces with cupboards and drawers plus a breakfast bar. Complementary eye level units, a fitted oven, hob and cooker hood. Dark wood effect vinyl flooring. Loft hatch with access to insulated loft space.

BEDROOM 1

10'2" x 11'4" (3.10m x 3.47m)

Electric heater, laminate flooring and a view looking across the valley up to the college and surrounding area.

BEDROOM 2

13'10" x 7'4" (4.22m x 2.25m)

With a recess, laminate flooring and an electric heater.

SHOWER ROOM

9'1" x 3'7" (2.78m x 1.11m)

Shower cubicle with a mains shower, wash hand basin with a shelf and mirror above plus a low level wc. Fan heater.

OUTSIDE

Parking facilities.

DIRECTIONS

Leaving the A30 westbound at the first Camborne exit follow the road bearing left and at the first lights turn left and keep to the right hand lane. At the top of East Hill turn right at the traffic lights towards Camborne. Continue down the hill and up the other side where Cameo Court will be found on the right hand side.

AGENTS NOTE

TENURE: Leasehold. 999 years commenced in 2005. Ground Rent £50 per annum, Maintenance Charge £1140 per annum.

COUNCIL TAX BAND: A.

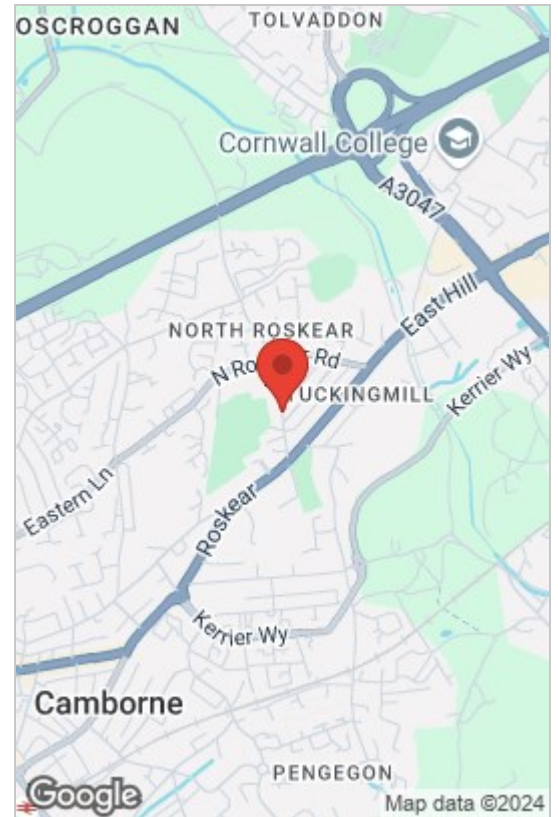
SERVICES

Mains drainage, mains metered water, mains electricity, electric panel heaters.

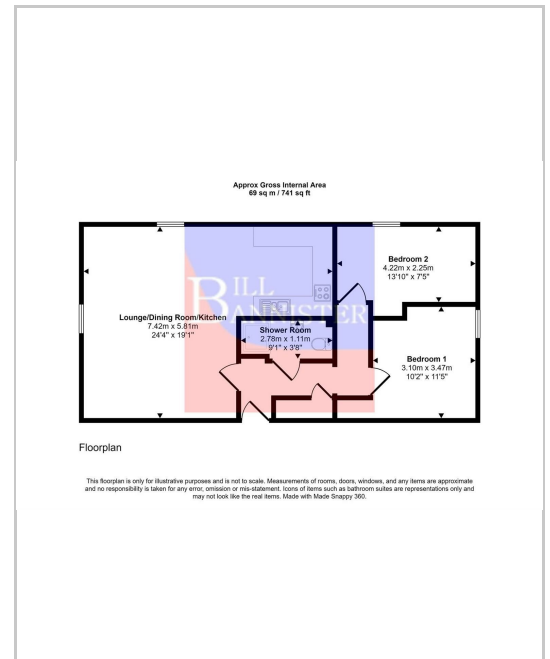
Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

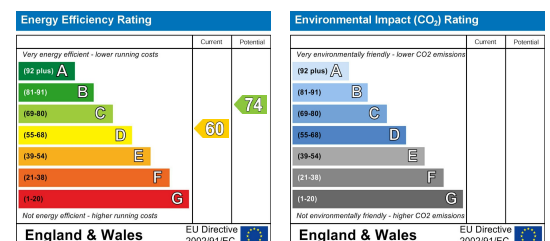
Area Map



Floor Plans



Energy Efficiency Graph



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