



Marshall's
ESTATE AGENTS



6 Vyvyan House, Kerrier Way,
Camborne, Cornwall, TR14 8FJ







6 VYVYAN HOUSE, KERRIER WAY, CAMBORNE, CORNWALL, TR14 8FJ

£115,000 LEASEHOLD

*** ONE BEDROOM FIRST FLOOR APARTMENT ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM * DOUBLE BEDROOM ***

*** BATHROOM * ENTRY PHONE SYSTEM * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***

*** NO ALLOCATED PARKING * EPC = B * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 42 SQUARE METRES ***

Offered to the market with no onward chain is this nicely presented first floor apartment. Situated in a convenient location on the edge of the town, the accommodation comprises an entrance hall, open plan living/kitchen/dining room, double bedroom and bathroom. The property has lift access to all floors, gas central heating and is double glazed throughout. We would highly recommend an early appointment to view.

DOOR TO:

COMMUNAL ENTRANCE HALL: With lift access and stairs rising. The apartment is located on the first floor. Door to:

ENTRANCE HALL: Double glazed window to the rear, radiator, built in storage cupboard.

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 24' 6" x 10' 3" (7.47m x 3.12m) Range of base and wall mounted units, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven and gas hob with extractor hood over, wall mounted combination boiler, double glazed windows to the front and rear, two radiators.

BEDROOM: 10' 4" x 10' 1" (3.15m x 3.07m) Double glazed window to the front, radiator.

BATHROOM: 7' 5" x 5' 5" (2.26m x 1.65m) Panelled bath with electric shower over, pedestal wash hand basin, low level w.c., shaver socket and light, extractor fan.

SERVICES: Mains water, gas, electricity and drainage.

LEASE: Remainder of 125 year lease setup in January 2011.

CHARGES: Approximately £1350 per annum service charge. Approximately £100 per annum ground rent.

AGENTS NOTE: We checked the phone signal with EE which was good. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. The property is constructed of block under a slate tiled roof.

DIRECTIONAL NOTE: Via What3Words: [///view.sponsors.heartburn](https://www.what3words.com/#!/view/sponsors.heartburn)

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we

require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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