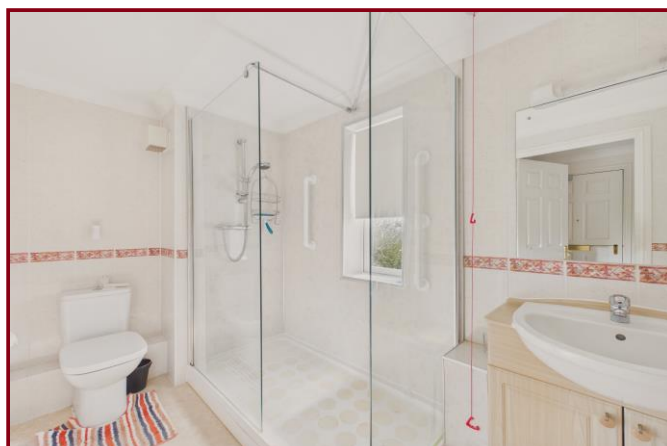




MAP estate agents
Putting your home on the map

**Carn Brea Court,
Trevithick Road, Camborne**

**£125,000
Leasehold**





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Property Introduction

Offered for sale with no onward chain, this first floor apartment is one of the largest in this gated development and the apartment enjoys a particularly bright and airy feel due to its positioning within the building. Carn Brea Court offers safe and secure living for couples over 55 years and for single occupants aged 60 and over. The entrance door opens into a good sized inner hall with two storage cupboards, off which there is a larger than average living/dining room with double glazed door leading to a Juliet balcony. Glazed double doors open from the living room into the well appointed kitchen. Also accessed off the hallway is a generous bedroom with built-in mirrored wardrobes and a shower room with walk-in shower. The apartment is presented in good order and benefits from electric heating and double glazing throughout. For peace of mind, the apartment is also fitted with emergency assistance pull cords and a door entry system. Carn Brea Court offers a communal lounge for residents to socialise together with a lift to all floors for easy access. A fully equipped laundry is located at ground floor level, there also being a store and charging facilities for electric mobility scooters etc. Residents' parking is available to the front of the building, and the development also benefits from a guest suite which is available for visiting family members to rent. The building is efficiently managed by a house manager. A virtual tour of the property is available

Location

Situated within a very short walk of the town centre, there is a nearby taxi rank. Camborne offers an eclectic mix of both local and national shopping outlets together with places to eat and a choice of Public Houses, all within immediate walking distance. There is a mainline Railway Station which connects with London Paddington and the north of England and the A30 trunk road runs to the north of the town.

Truro, the administrative and cultural centre of Cornwall is within twelve miles, the university town of Falmouth on the south coast is within a similar distance and the north coast at Portreath, which is noted for its sandy beach and active harbour, is within five miles.

ACCOMMODATION COMPRISES

Front door opening to:-

HALLWAY

Door entry system. Large walk-in airing cupboard housing an immersion tank and with extensive shelving. Further storage cupboard housing the electric meter. Door opening from hallway to:-

LOUNGE/DINING ROOM 22' 5" x 11' 1" (6.83m x 3.38m) maximum measurements

A bright and sunny room with full height uPVC double glazed window and door to the front opening to a Juliet balcony and two further double glazed windows to the side providing additional light. Minster style fire surround housing a recently fitted electric focal point fire and energy efficient electric storage heater. Vertical blinds and curtains to all windows. Glazed double doors open to:-



KITCHEN 8' 0" x 7' 4" (2.44m x 2.23m) maximum measurement

uPVC double glazed window to front with vertical blind. Range of white handle-less eye level and base units with adjoining roll top edge working surfaces incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in eye level oven, inset ceramic hob with cooker hood over and integrated fridge and freezer.



Returning to hallway, doors to:-

BEDROOM 19' 5" x 8' 11" (5.91m x 2.72m) maximum measurements, irregular shape

uPVC double glazed window to the front with vertical blind. Built-in wardrobe unit with folding mirror doors. Energy efficient storage heater.



SHOWER ROOM

uPVC double glazed window to the side with roller blind. Recently remodelled with a close coupled WC, large walk-in shower enclosure with plumbed shower, safety grab handles and wash hand basin set into vanity unit. Wall mounted electric fan and heated towel rail.

OUTSIDE

Carn Brea Court has communal gardens for the enjoyment of residents together with a resident's parking area. Whilst the parking spaces are unallocated, the car park is restricted to the use of residents only.

SERVICES

Mains water, mains drainage and mains electric.

AGENT'S NOTES

The Council Tax band for the property is band 'A'. Please be advised that the apartment has a 125 year lease created in 2008. The current ground rent is £414.00 paid in half yearly instalments of £212.00. The current service charge currently stands at £3537.68 per annum, these charges are reviewed annually.

DIRECTIONS

Heading out of the centre of Camborne, passing 'Wetherspoons' on your left-hand side and with the parish church on your left-hand side, take the next turning right into Wellington Road and at a staggered junction at the end of Wellington Road, turn sharp right into Trevithick Road where Carn Brea Court will be identified on the left-hand side. Please note, visitor parking is not available in Carn Brea Court and it is advisable to carry straight on and use the public car park at the head of Trevithick Road. If using What3words: highways.crowned.conquest

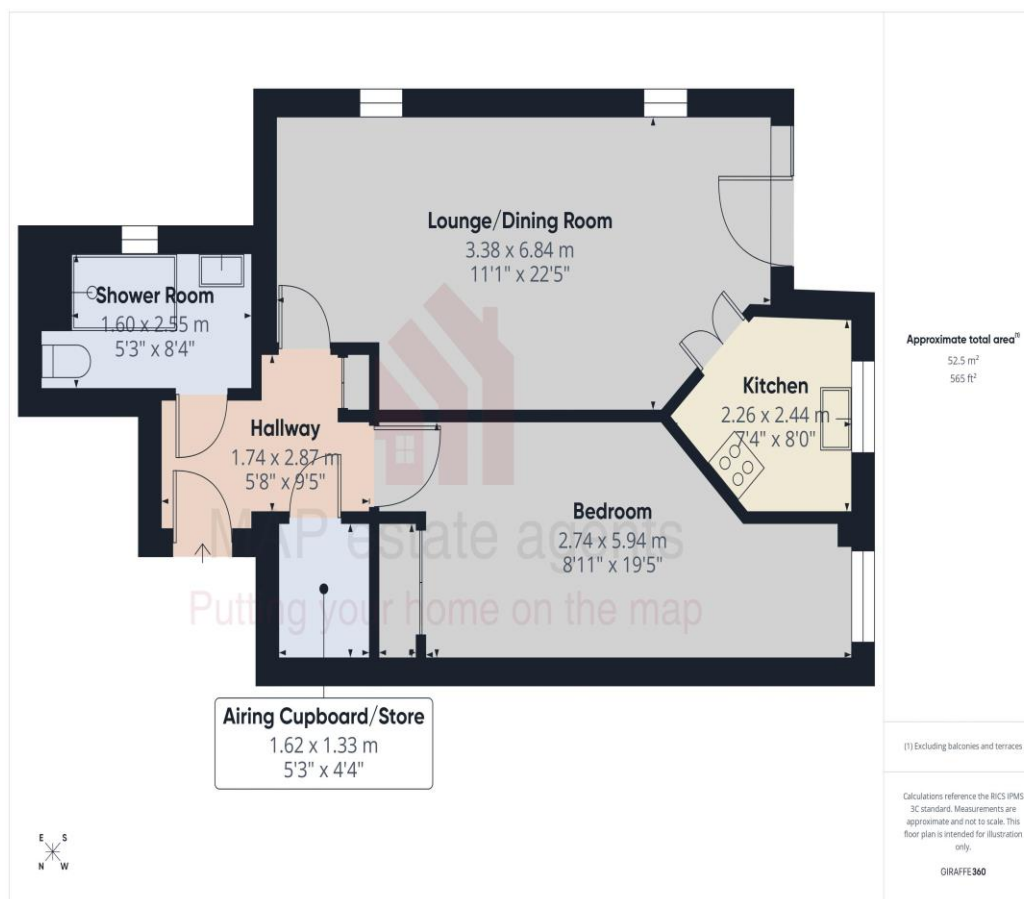


Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Purpose built retirement flat
- First floor location
- Generous proportions internally
- Large double bedroom
- Dual aspect lounge/dining room
- Well appointed fitted kitchen
- Shower room
- Electric heating and double glazing
- Short walk to town centre
- Chain free sale



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