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Putting your home on the map

Cameo Court,
South Roskear Terrace, Camborne

Offers Over £110,000
Leasehold







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Property Introduction

Beautifully presented, this exceptionally spacious top-floor apartment boasts impressive proportions throughout, with accommodation far exceeding what you would typically expect from a one-bedroom property.

The generous open-plan living, dining and kitchen area is flooded with natural light from the large Velux windows, whilst retaining a lovely sense of privacy.

A particular highlight is the exceptionally large double bedroom, offering considerable flexibility and potential to create a second bedroom, subject to any necessary consents.

Benefiting from tasteful decoration, newly fitted carpets and modern electric heaters, a separate shower room and allocated off-road parking, this apartment offers an impressive amount of living space with the added benefit of Council Tax Band A.

Location

The apartment is conveniently situated for the A30 at the Tolvaddon interchange and it is approximately a half mile walk to the town centre of Camborne; plus a convenient short walk to the Tesco superstore set on the edge of the town. There are multiple primary and secondary schools all within a ten-minute drive as well as a couple of further education colleges. Within the town centre, there are a number of well-known high street shops as well as independent retailers along with access to the mainline Railway Station with direct links to London Paddington and the north of England.

Tehidy Woods is also within close proximity being a popular destination for families to enjoy this wooded country park and is also the gateway to the north coast with its incredible clifftop walks and beaches such as Portreath and Porthtowan

ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE
A security gate with letterboxes and entry phone system opens to an external and covered set of stairwells to the first and second floor. The apartment is on the top floor shared by only one other apartment. Own entrance door opening to:-

ENTRANCE HALL
Half-height wall panelling to one wall with hanging rail and carpeted flooring. Doors lead off to the open-plan living area,

shower room, main bedroom and to the shelved airing cupboard which houses the hot water tank.

OPEN PLAN LIVING/KITCHEN SPACE 19' 2" x 15' 3" (5.84m x 4.64m) PLUS 9' 5" x 9' 1" (2.87m x 2.77m)

LIVING/DINING AREA

An exceptionally spacious living area with sloping ceilings, Velux window and an additional window enjoying elevated views. Newly fitted carpet and loft access providing additional storage. Modern electric radiator. This is a very flexible space allowing you to arrange it to suit your living needs. The dining area has been positioned by the vendor adjoining the kitchen where there is, ample space for a large dining room table. The living room is a cosy space comfortably housing a two piece suite, side tables and having ample storage.

KITCHEN AREA

Fitted with a range of wall and base units with contrasting worktops and tiled splashbacks. Inset stainless steel sink and drainer, integrated electric oven, hob and extractor above. Space for a freestanding fridge/freezer and space and plumbing for a washing machine. Decorative tile effect flooring. If open plan living does not suit your needs your could very easily look to zone the different areas using furniture, book shelves or even with the relevant consents some partition walls.

PRINCIPAL BEDROOM ONE 19' 9" x 14' 1" (6.02m x 4.29m)

An exceptionally spacious double bedroom. Beautifully presented by the current owner and offering an impressive amount of versatile space. The room benefits from a Velux window and an additional window, allowing plenty of natural light to flood in. Featuring sloping ceilings, a decorative feature wall, electric heating and newly fitted carpet. The generous proportions comfortably accommodate a double bed, extensive bedroom furniture and a separate seating area, with potential to divide the room to create a second bedroom or work from home office, subject to any necessary consents.

SHOWER ROOM

Fitted with a three-piece suite comprising a shower enclosure with glazed doors, wash hand basin with tiled splashback and WC. Featuring attractive half-height panelling with decorative wallpaper above. Wood effect flooring.

OUTSIDE

Externally the apartment benefits from allocated parking for one vehicle with plenty more on-street parking available on the surrounding streets. To the rear of Cameo Court there is a communal garden, drying area and bin store.

LEASEHOLD INFORMATION

The property is leasehold with the remainder of a 999 year from 2004. The management company is Belmont and the current maintenance charge is £177.80 a month. This is reviewed annually in April. The current ground rent is payable to Simarc and is £100.00 annually.

AGENT'S NOTE

The Council Tax Band is 'A'.

SERVICES

Mains water, mains drainage, mains electricity and electric heating.

DIRECTIONS

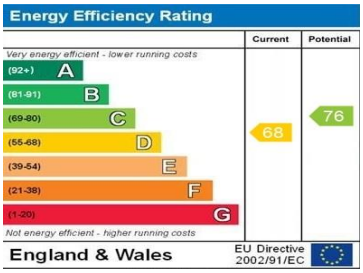
From the Tesco roundabout head away from Camborne toward Tuckingmill. On your left turn into South Roskear Terrace and Cameo Court is on your right hand side. If using What3Words:-muted.brew.ghosts

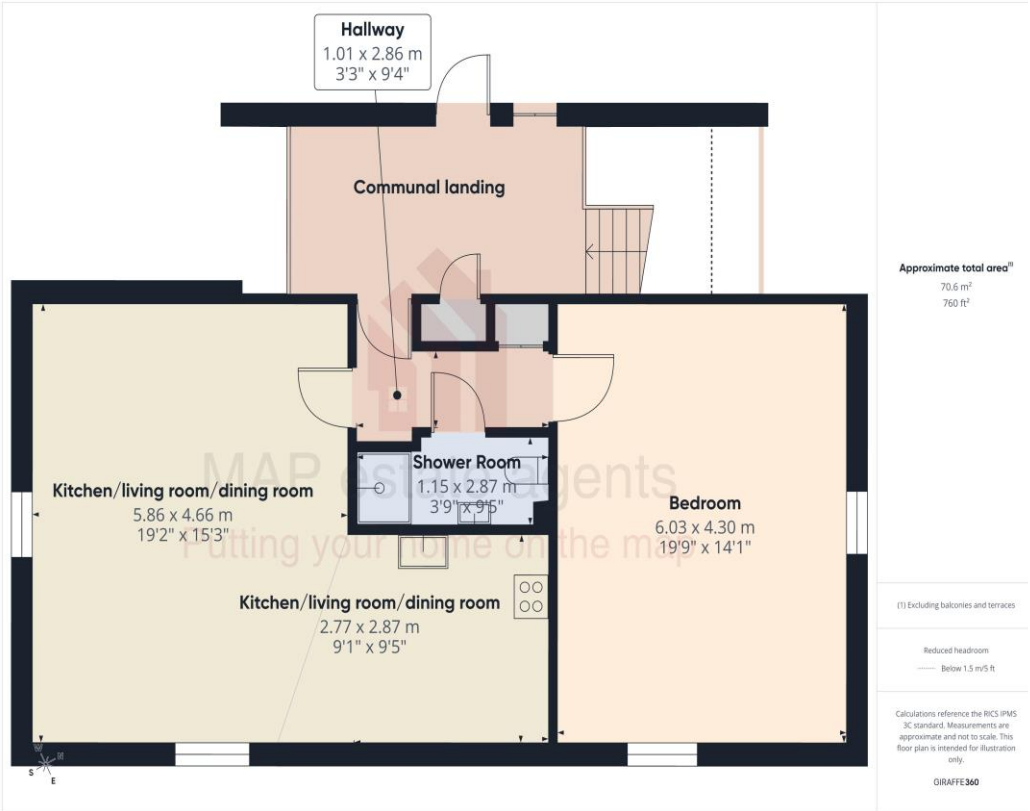












MAP's top reasons to view this home

- Spacious top floor apartment
- Convenient location for A30 and town centre
- Beautifully presented
- Council Tax Band 'A'
- Spacious open plan living
- Incredible principal bedroom
- Allocated parking
- Double glazing and electric heating
- Contemporary style shower room
- Private and not overlooked

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