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**Kerrier Way,  
Camborne**

**£140,000  
Leasehold**





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## Property Introduction

Situated on the first floor of this purpose built apartment block on the edge of Camborne, this is an ideal property for the first time buyer or a retired person.

Presented to a high standard there are two double size bedrooms and a light and airy lounge/dining room. One will find a contemporary style fitted kitchen and a bathroom.

Offering well proportioned accommodation, there is double glazing, gas central heating and from the secure entrance foyer lift access is available as an alternative to the communal staircase.

Competitively priced to attract interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

The property is situated within a virtually level half mile walk from the centre of Camborne and only a short walk from the Tesco superstore on the fringe of town.

Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living.

Camborne features a range of both national and local shopping outlets, banks, a Post Office and a mainline Railway Station which has direct links to London Paddington and the north of England and there is access to the A30 trunk road nearby.

Truro, the administrative and cultural heart of Cornwall, is situated within thirteen miles and the north coast at Portreath is within five miles. Falmouth Cornwall's university town on the south coast is within fourteen miles.

## ACCOMMODATION COMPRISES

Secure access to communal foyer with staircase and lift leading up to the first floor. The apartment has an entrance door opening to:-

## ENTRANCE HALLWAY

L-shaped with double glazed window. Recessed storage cupboard and radiator. Doors off to:-



### LOUNGE/DINING ROOM 13' 4" x 13' 3" (4.06m x 4.04m) maximum measurements plus doorway recess

Two double glazed windows, laminate flooring and two radiators. Wide squared archway through to:-

### KITCHEN 11' 0" x 6' 6" (3.35m x 1.98m)

Double glazed window. Fitted with a range of eye level and base ivory finished gloss units with adjoining roll top edge working surfaces and incorporating a one and a half bowl sink unit with mixer tap. Built-in double oven, inset gas four ring hob with stainless steel cooker hood over and integrated fridge and freezer. Space and plumbing for automatic washing machine, laminate flooring and radiator.

### BEDROOM ONE 10' 0" x 9' 4" (3.05m x 2.84m) plus recess

Double glazed window. Recessed wardrobe, further recessed cupboard housing 'Potterton' combination gas boiler. Radiator.

### BEDROOM TWO 10' 8" x 8' 8" (3.25m x 2.64m)

Double glazed window. Laminate flooring and radiator.

### BATHROOM

A contemporary suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with 'Mira' electric shower over. Extensive ceramic tiling to walls, illuminated mirror and radiator.

### SERVICES

Mains water (metered), mains gas, mains electricity and mains drainage.

### LEASEHOLD INFORMATION

The property benefits from a 125 year lease which was created on the 1st January 2011. We are advised that the current service charge for the apartment is £1,215.01 per quarter with an estate charge of £368.21 paid annually. Ground rent is £100 per year payable in January.

### AGENT'S NOTE

The Council Tax band for the property is band 'A'.

### DIRECTIONS

From Tesco car park, walk across the road into Kegin Way, turn left and by the traffic lights, turn right into Kerrier Way where the entrance is on the right hand side. If using What3words:- shed.troubles.shipyards



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Purpose-built first floor flat
- Two double size bedrooms
- Lounge/dining room
- Contemporary style fitted kitchen
- Bathroom
- Double glazing
- Gas central heating
- Lift access and secure entry system
- Close to town centre
- Ideal first home



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[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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