

# Trevithick Road

Camborne

TR14 8LY

Offers In The Region Of  
£70,000

- ONE DOUBLE BEDROOM RETIREMENT APARTMENT
  - LOUNGE/DINER
  - JULIET BALCONY
    - KITCHEN
    - SHOWER ROOM
- COMMUNAL FACILITIES
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area - 462.85 sq ft



1



1



1



B85

### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this second floor retirement apartment situated in the heart of Camborne. Conveniently located for local amenities, Carn Brea Court is the perfect retirement complex with its communal facilities and its proximity to the Town Centre. This apartment offers an entrance hall, lounge/diner with Juliette balcony, kitchen, one double bedroom and shower room.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Main communal entrance with intercom, stairs and lift to second floor, entrance door into:

#### ENTRANCE HALL

Doors to all rooms, large walk-in airing cupboard housing electric water heater, intercom, emergency pull cord.

#### LOUNGE/DINER

17'8" x 11'2" > 8'3" (5.39 x 3.4 > 2.52)

Electric feature fireplace with stone surround, double glazed window and double glazed door opening onto Juliet balcony, night storage heater, television and telephone point, storage cupboard, obscure glazed double doors into:

#### KITCHEN

8'11" x 5'9" (2.73 x 1.75)

A range of fitted base and wall units, stone effect worksurfaces with tiled splash backs and stainless steel sink, integrated electric hob, extractor hood, electric oven, fridge and freezer, electric heater, double glazed window.

#### BEDROOM

15'9" x 9'0" (4.81 x 2.74)

Double glazed window, built-in double wardrobe with sliding mirrored doors, night storage heater.

#### SHOWER ROOM

A well presented three piece shower suite comprising double shower cubicle, WC and hand basin with fitted cupboard below, tiled walls, electric heater, emergency pull chord.

#### COMMUNAL FACILITIES

Carn Brea Court offers a range of communal facilities including residents lounge, gardens, laundry room, refuse store and car parking. There is the huge benefit of a house manager and a guest suite available for relatives.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Leasehold

Lease length: 107 years remaining (125 years from 2007)

Ground rent: £425 pa

Service charge: £3332.28 pa

Lease restrictions: Age restriction first person 60 second person 55

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Communal heating system

Heating features: Night storage and Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Rear and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access, Wide doorways, and Ramped access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Ground Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 38.7 sq. metres (416.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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