

MAP estate agents

Putting your home on the map

Trelowarren Street, Camborne

£95,000

Leasehold







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Property Introduction

Situated on the second floor, this apartment has recently been updated and is now being offered for sale with no onward chain.

Benefiting from a generous lounge/diner, there are two bedrooms, a shower room and a restyled kitchen. Fully double glazed, the heating has been upgraded to modern oil fired electric radiators.

Ideal as a first home or as an investment property, viewing our interactive virtual tour prior to arranging a closer inspection is strongly advised.

Location

Accessed off the main street through the town, this apartment is ideal for local shopping facilities and Camborne offers an eclectic mix of both local and national outlets, there are banks, Post Office and a mainline Railway Station with direct links to London Paddington and the north of England.

The A30 can be accessed within a mile and the county town of Truro can be found within thirteen miles, Falmouth on the south coast is within fourteen miles and the north coast at Portreath will be found within four miles.

ACCOMMODATION COMPRISES

Door from main street with staircase leading to the top floor apartment. Door to:-

LOUNGE/DINER 15' 3" x 10' 6" (4.64m x 3.20m) plus door recess

Two uPVC double glazed arched windows to the front. 'Futura' oil filled electric radiator. Doors off to:-

BEDROOM ONE 11' 10" x 10' 5" (3.60m x 3.17m)

Two uPVC double glazed arch windows to the front. 'Futura' oil filled electric radiator.

KITCHEN 7' 5" x 7' 1" (2.26m x 2.16m) plus door recess

uPVC double glazed window to the rear. Refitted with a range of eye level and base units having adjoining square edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Cooker point. Two door airing cupboard containing water heater and with shelving.



INNER VESTIBULE

Doors opening off to:-

SHOWER ROOM

Remodelled with a contemporary suite consisting of close coupled WC, pedestal wash hand basin and corner quadrant shower with 'Triton' electric shower.

BEDROOM TWO/OFFICE 7' 11" x 7' 2" (2.41m x 2.18m) maximum measurements

uPVC double glazed window to the rear. 'Futura' oil filled radiator.



AGENT'S NOTES

The Council Tax band for the property is band 'A'. Our Lettings Director Ben Nichols advises that a rental income in the region of £750 pcm could be achieved.

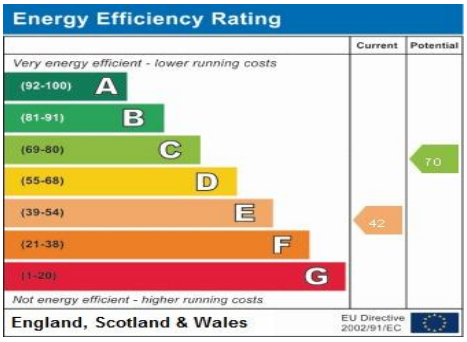
LEASEHOLD INFORMATION

The lease will be 999 years created on the first sale of the property, there is a peppercorn ground rent and the service charge is £110.00 per month which includes building insurance, water and sewage charges and communal cleaning with minor maintenance.



DIRECTIONS

From Camborne Parish Church head into the town centre and at a staggered junction with Wetherspoons on your right hand side, carry straight across into a one way street which shortly becomes Trelowarren Street and immediately after passing the entrance to Union Street on the right hand side, the property will be found on the left hand side. If using What3words: presenter.tunes.gravel





MAP's top reasons to view this home

- Second floor flat
- Two bedrooms
- Lounge/dining room
- Re-styled kitchen
- Remodelled shower room
- Fully double glazed
- Modern oil filled electric radiators
- Recently redecorated throughout
- Ideal first home or investment purchase
- Chain free sale

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