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**Trevithick Road,  
Camborne**

**£120,000  
Leasehold**





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## **Property Introduction**

Offered for sale with no onward chain, this lower ground floor apartment, which is designed for safe and secure living, is located close to the centre of the town. The development is restricted for those over 55 years for couples and over 60 years of age for single occupation. Internally, one will find a double bedroom, a lounge/diner and a well appointed fitted kitchen and shower room.

The property has recently been redecorated throughout and new carpets installed, there is electric heating and it is fully double glazed. Permit parking is available in unallocated spaces to the front of the building and within Carn Brea Court there is a communal room for residents to socialise, a laundry room and a guest suite is available to rent for visiting family members. This development benefits from a house manager and the apartment features assistance pull cords throughout.

A virtual tour of the property is available and we would encourage viewing this prior to arranging a closer inspection.

## **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**

Storage cupboard, recessed airing cupboard with 'Gledhill' immersion heater and coved ceiling. Panelled doors open off to:-

#### **LOUNGE/DINER 17' 5" x 10' 5" (5.30m x 3.17m)**

uPVC double glazed door with side panel opening to front. Focusing on a 'Minster' style fire surround and hearth housing an electric coal effect fire. 'Dimplex' night storage heater and coved ceiling. Two glazed doors opening to:-

### KITCHEN 7' 3" x 6' 11" (2.21m x 2.11m)

uPVC double glazed window to front. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and featuring an inset stainless steel single drainer sink unit with mixer tap. Integrated eye level 'AEG' oven, 'AEG' ceramic hob with 'AEG' cooker hood over. Integrated fridge and freezer, wall mounted 'Dimplex' fan heater and extensive ceramic tiled splashbacks. Coved ceiling.

Returning to hallway, door to:-

### SHOWER ROOM

Vanity wash hand basin, close coupled WC and oversize shower enclosure with plumbed shower. Full ceramic tiling to walls, 'Dimplex' fan heater and coved ceiling.

### BEDROOM 12' 4" x 8' 9" (3.76m x 2.66m)

uPVC double glazed window to the front. Recessed four mirror fronted folding door wardrobe, 'Dimplex' storage heater and coved ceiling.

### OUTSIDE

Carn Brea Court has communal gardens for the enjoyment of residents and a resident's parking area.

### SERVICES

Mains water, mains drainage and mains electric.

### AGENT'S NOTES

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

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 £3537.68per 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

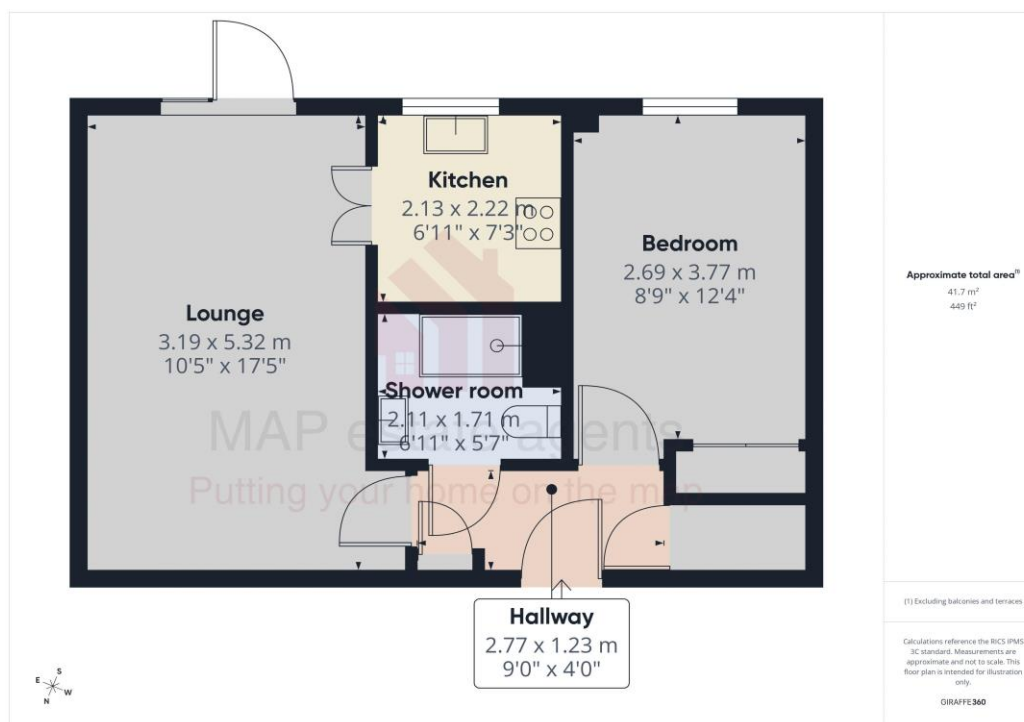


Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Purpose built retirement flat
- Ground floor location
- One bedroom
- Lounge/dining room
- Well appointed fitted kitchen
- Shower room
- uPVC double glazing
- Modern electric heating
- Close to town centre
- Chain free sale



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
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01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

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