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**Trevithick Road,
Camborne**

**Guide Price £150,000
Leasehold**





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Property Introduction

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

The property has a patio leading from the lounge area which enjoys an outlook over maintained gardens to the rear of the building. 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 communal 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 is an essential watch prior to arranging a viewing of this property.

Location

Situated within a very short walk of the town centre, there is a nearby taxi rank and Camborne offers an eclectic mix of both local and national shopping outlets together with places to eat and a choice of Public Houses. 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 is within five miles.

ACCOMMODATION COMPRIMES

Front door to:-

ENTRANCE HALL

Smoke alarm. Electric heater. Doors off to:-

LIVING ROOM 19' 4" x 10' 10" (5.89m x 3.30m) maximum measurements, irregular shape

Feature fireplace housing electric fire. Electric heater. Television point. Telephone point. Door to balcony Juliette balcony. Double doors to:-

KITCHEN 8' 4" x 7' 6" (2.54m x 2.28m) maximum measurements, irregular shape

Fitted with a matching light wood range of wall and base cupboards with roll edge worksurfaces over. Built in electric oven. Electric hob inset to worksurface with extractor over. Stainless steel single drainer sink unit with mixer tap over. Double glazed window to rear. Complementary wall tiling. Integrated fridge.

BEDROOM ONE 13' 5" x 9' 6" (4.09m x 2.89m) plus door recess

Double glazed window to rear. Electric heater.



BEDROOM TWO 19' 1" x 8' 10" (5.81m x 2.69m) maximum measurements, irregular shape

Double glazed window to rear. Built in wardrobes with mirrored doors. Electric heater.

SHOWER ROOM

Independent shower cubicle with glazed screen housing shower unit, wash handbasin inset to vanity unit with cupboards below and concealed cistern WC with wash flush facility. Complementary wall tiling. Shaver light and point.



SERVICES

Mains water, mains electricity and mains drainage.

AGENT'S NOTE

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

LEASEHOLD INFORMATION

Please be advised that the property has a 125-year lease created in 2007. Present annual ground rent payable is £495.00 paid in half-yearly instalments of £247.50. The service charge currently stands at £2499.21 for a six-monthly period.



DIRECTIONS

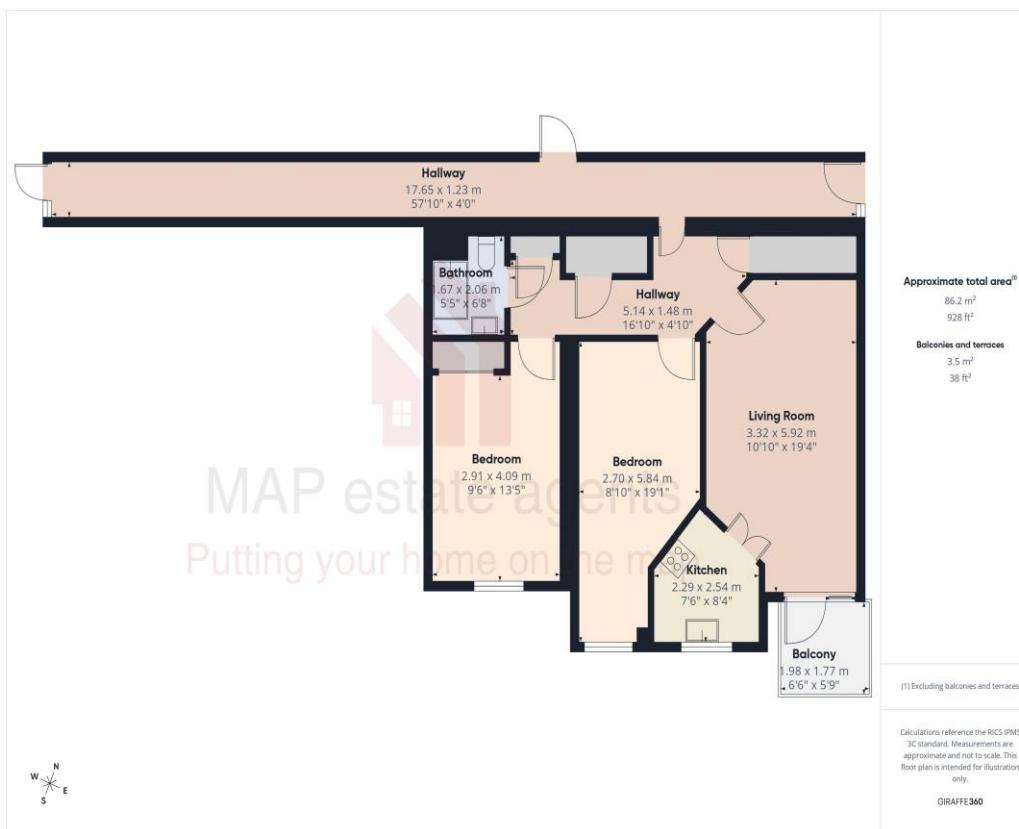
Heading out of the centre of Camborne, passing 'Wetherspoons' on your left hand side and with the parish church on your left-hand side, take the next turning right into Wellington Road and at a staggered junction at the end of Wellington Road, turn sharp right into Trevithick Road where Carn Brea Court 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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 retirement apartment flat
- Ground floor location
- Two double bedrooms
- Fitted kitchen
- Shower room
- Electric heating and double glazing
- Secure living environment close to town centre
- No onward chain



Approximate total area⁽¹⁾
86.2 m²
928 ft²

Balconies and terraces
3.5 m²
38 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01209 243333 (Redruth & Camborne)
01736 322400 (Penzance & surrounds)
01736 322200 (St Ives & Hayle)
01326 702333 (Falmouth & Penryn)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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