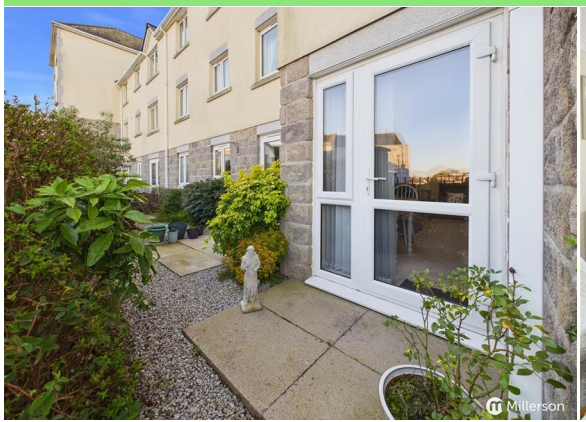


Trevithick Road
Camborne
TR14 8LP

Asking Price £90,000

- WELL PRESENTED RETIREMENT APARTMENT
- DIRECT ACCESS TO ITS OWN PATIO AND COMMUNAL GARDENS
- ONE DOUBLE BEDROOM WITH FITTED WARDROBES
- LIVING/DINING ROOM
- KITCHEN
- SHOWER ROOM
- COMMUNAL FACITLTIES
- CONVENIENT LOCATION
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Leasehold

Council Tax Band - A

Floor Area - 443.00 sq ft









PROPERTY DESCRIPTION

Offered for sale with on onward chain is this well presented retirement apartment situated in the heart of Camborne. This particular apartment boasts direct access to its own patio area and the communal gardens with the accommodation briefly comprising an entrance hall, large living/dining room, kitchen, one double bedroom and shower room. As with all the apartments, residents have the use of communal facilities including lounge, laundry room, bin/recycling store and wonderful landscaped gardens along with internal intercom system, a live in house manager and a twenty four hour emergency care line response system through emergency pull cords in each room.

LOCATION

St Pirans Court is a popular retirement development which is just a short level walk to Camborne Town centre providing easy access to local retail outlets, post office and bus station. Camborne sits on the Main A30 and mainline rail way providing transport links through the county and beyond. There are several beaches within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Front door opening on to a generous entrance hall with doors leading to living room, bedroom and shower room. Large walk-in cupboard with wooden slatted shelving and water heater. Intercom and emergency pull chord.

LIVING ROOM

A spacious, light filled room with plenty of space for Living and Dining areas. Feature fireplace with electric fire. uPVC double glazed door onto patio area. Night storage heater. Space for Dining table and chairs. Doors opening into:

KITCHEN

A range of fitted base units and drawers under worksurfaces tiled to matching wall units over. Integrated oven, hob and extractor. Stainless steel sink with drainer. Double glazed window. Emergency pull chord. Spaces for Fridge and freezer.

BEDROOM

A comfortable double bedroom with fitted double wardrobe with mirrored door. Double glazed window. Night storage heater. Emergency pull chord.

SHOWER ROOM

A three piece shower suite comprising double shower cubicle, W.C and hand basin. Heated towel rail. Extractor fan. Emergency pull chord.

OUTSIDE

The communal gardens are landscaped and well tended with a variety of flower bed and shrub borders along with paved seating areas. To the front of the development there is residents and visitors parking on a first come first served basis with the emphasis on priority to the residents of St Pirans Court.

DIRECTIONS

From our Camborne office, travel up Commercial Street taking the first left and immediately left where you will find St Pirans Court a short distance in front of you.

MATERIAL INFORMATION

Costs and tenure
Tenure: Leasehold
Lease length: 101 years remaining (125 years from 2002)
Ground rent: £800/year
Service charge: £4,100/year including water rates
Lease restrictions: Age restriction of over 55
Council tax band: A
EPC rating: C

The building
Lower ground floor flat, standard construction
1 bedroom, 1 bathroom
Accessibility adaptations: Level access, Wide doorways, Lift access, and Lateral living

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating features: Night storage and double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good outdoor and in-home, Vodafone good outdoor and in-home, Three good outdoor and in-home, EE good outdoor and in-home
Parking: Communal
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes







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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.



Approximate total area[1]

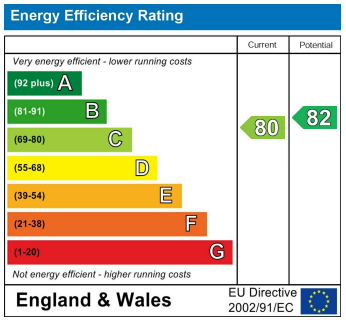
41.3 m²

443 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



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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www.millerson.com

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