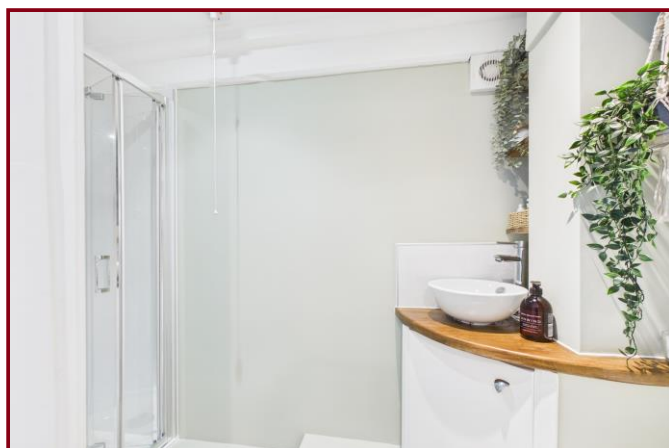




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Putting your home on the map

Pendarves Mill, Camborne

£160,000
Leasehold





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Camborne**

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Property Introduction

Set within a striking Grade II listed former corn mill, this most spacious apartment is offered for sale in immaculate decorative order.

Accessed via a communal entrance hall, the front door leads into the striking 'country style' kitchen with a cream finish. A generous inner hallway offers extensive storage space with two floor-to-ceiling shelved cupboards with hanging rails and two further storage cupboards. Set off the hall, one will find the small yet perfectly formed shower room. An inner hallway leads to the spacious bedroom and generous lounge, which because of the layering of the building, have windows to the first floor enjoying open countryside views.

There are generous communal gardens and a patio as well as a resident's parking area.

Location

Set back from the road, Pendarves Mill is a short distance from Camborne.

Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which has direct links to London Paddington and the north of England.

The A30 trunk road can be accessed within three quarters of a mile and Truro, the county town of Cornwall which is noted for its shopping, bars and restaurants, is located within commuting distance.

The university town of Falmouth on the south coast is within a similar distance. The north coast, which is famed for its sandy beach and surfing together with rugged coastal walks, will be found nearby at Portreath which is within a five-mile drive.

ACCOMMODATION COMPRISES

Multi-paned doors lead to:-

COMMUNAL ENTRANCE HALL

Further glazed panel door to the garden flat. Entrance to the property is via the:-

KITCHEN 12' 1" x 11' 10" (3.68m x 3.60m) maximum measurements

Secondary glazed window to the front. Fitted with a matching range of white shaker style wall and base cupboards having 'butchers block' working surfaces and incorporating an inset ceramic butler sink unit. Built-in electric oven with ceramic hob and extractor fan over, integrated fridge/freezer and space and plumbing for washing machine. Display shelving and laminate flooring. Door to:-

HALLWAY

Secondary glazed window to the side. This most useful space has a whole array of storage, including two floor-to-ceiling cupboards with hanging rails and shelving, a further double cupboard and eaves storage space. Door to:-

SHOWER ROOM

Fitted with a contemporary suite comprising of a shower enclosure with glazed screen, close coupled WC and wash hand basin with inset wooden vanity shelf with cupboard under.

From hallway, archway through to:-

INNER HALL

Night storage heater. Doors off to:-

BEDROOM 11' 2" x 7' 0" (3.40m x 2.13m)

Secondary glazed window to rear enjoying a rural outlook. Feature panelled walls.

LOUNGE 14' 2" x 11' 1" (4.31m x 3.38m)

Secondary glazed window to the rear with deep sill enjoying a rural outlook. A spacious and inviting living space with a feature fireplace with wooden surround housing an electric fire. Television point and night storage heater.

OUTSIDE

To the outside, there are communal gardens and a generous patio seating area. There is also a resident's parking area to the front of the mill.

LEASEHOLD INFORMATION

The property is being sold with the remainder of a 999-year lease which commenced in 2004. The freehold is shared by the five apartments, each having a fifth share. The service charge is currently £60.00 per calendar month and is reviewed annually.

SERVICES

Mains electricity, mains water and private drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

DIRECTIONS

From 'The Shire Horse' Public House, continue west along the B3303. Upon reaching the sharp left-hand bend, turn right into the development of Pendarves Road. Go through the resident parking area and the property will be seen in front of you. If using What3words: fine.invite.parading



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Set in stunning Grade II listed building
- Level access
- Beautifully presented
- Resident's parking area
- Spacious lounge
- Double bedroom
- Country style kitchen
- Electric heating
- Communal gardens and patio
- Shower room, ample storage



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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