



**MAP estate agents**  
Putting your home on the map

**Pengegon Parc,  
Camborne**

**Guide Price £137,500  
Leasehold**





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## **Property Introduction**

This well presented ground floor flat offers well proportioned accommodation comprising spacious lounge/diner, a remodelled kitchen, two double bedrooms, a bathroom and a separate WC.

To the front of the property there are parking bays for residents use.

We feel the flat makes a fantastic first time buy.

Viewing highly recommend.

## **Location**

The property is located within a virtually level walk of the Camborne town centre which is steeped in mining history and offers all the facilities you would expect for modern living together with a mix of national and local shopping outlets, banks and a Post Office. The town benefits from a mainline Railway Station with direct links to London and the north of England and there is easy access onto the A30 trunk road.

Within a quarter of a mile there is the edge of town Tesco supermarket and Truro, the administrative and cultural heart of Cornwall, is within thirteen miles whilst the north coast at Portreath is within five miles.

## **ACCOMMODATION COMPRISES**

Front door to :-

### **ENTRANCE HALL**

Built-in cloaks cupboard. Doors to:-

### **LOUNGE/DINER 21' 0" x 9' 6" (6.40m x 2.89m)**

A lovely light and spacious room with two double glazed window to the front. Television point. Telephone point. Laminate flooring.

### KITCHEN 11' 8" x 8' 9" (3.55m x 2.66m)

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Integrated dishwasher. Integrated fridge/freezer. Built in stainless steel double oven. Ceramic hob inset to worksurface with extractor over. Space and plumbing for washing machine. Double glazed window to rear. Laminate flooring.

### BEDROOM ONE 13' 7" x 10' 0" (4.14m x 3.05m)

Double glazed window to front. Laminate flooring.

### BEDROOM TWO 11' 1" x 10' 6" (3.38m x 3.20m)

Double glazed window to front. Laminate flooring.

### BATHROOM

Fitted with a modern white suite comprising panelled bath with electric shower unit and screen over and wash hand basin inset to vanity unit with cupboard under. Obscure double glazed window to rear. Heated towel rail.

### OUTSIDE

To the front of the property there is a communal courtyard area. The property backs on to a communal green. To the front of the property there are residents parking bays.

### SERVICES

Mains electricity, mains water and mains drainage.

### AGENT'S NOTES

The Council Tax band for the property is band 'A'. The property is being sold with the remainder of a 125 year lease which commenced on 2nd October 1989. The current monthly charge is £176.00 which includes ground rent, service charge and buildings insurance.

### DIRECTIONS

From Tesco head out of town along Kerrier Way and take the turning on the right into Pengegon, after passing over the railway line turn immediately right into Pengegon Parc. The property will be found on the left hand side. If using What3words brew.twigs.tummy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	67
(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

- Two double bedrooms
- 21' Lounge/diner
- Double glazed
- Fitted kitchen
- Remodelled bathroom
- Separate WC
- Immaculately presented
- Ideal first time buy



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