

Trevithick Road

Camborne

TR14 8LP

Asking Price £92,500

- WELL PRESENTED RETIREMENT APARTMENT
- ONE DOUBLE BEDROOM WITH WALK-IN WARDROBE
  - SPACIOUS LIVING ROOM
    - KITCHEN
    - SHOWER ROOM
  - COMMUNAL GARDENS
  - COMMUNAL LOUNGE AND FACILITIES
  - CONVENIENT LOCATION
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 535.00 sq ft



### PROPERTY DESCRIPTION

A very well presented 2nd floor apartment within in the popular retirement development of St Pirans Court in Camborne. The apartment has been significantly refurbished, with new carpets, a new bathroom and a full re-decoration over the last few years. Briefly, accommodation comprises a spacious and sunny Living/Dining room, fitted Kitchen, Spacious Shower room and generous double bedroom with the benefit of a walk in Wardrobe. Communal facilities include gardens, laundry room, communal lounge and communal parking and is offered for sale with no onward chain.

### 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.

### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

### ENTRANCE

Front door opening on to generous entrance hall with doors leading to all rooms. Door opening on to walk-in cupboard with wooden slatted shelving. Door opening on to meter cupboard. Intercom and emergency pull chord.

### LIVING ROOM/DINING ROOM

A superb and spacious light filled room with plenty of space for Living and Dining areas. UPVC double glazed window to rear elevation. Radiator. Space for Dining table and chairs. Doors opening into:

### KITCHEN

Tile effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with work surfaces over. 1 bowl Stainless steel sink unit with drainer board and hot and cold taps over. Space for Fridge. UPVC double glazed window to side elevation enjoying a pleasant open outlook.

### BEDROOM

An extremely well proportioned double bedroom with UPVC double glazed window to side. Modern electric radiator. open access into walk in wardrobe/dressing room with Clothes rail and UPVC double glazed obscured window to side.

### SHOWER ROOM

A recently refurbished shower room, presented in superb condition. Double sized shower cubicle with electric shower unit over. Low level W.C. Pedestal wash and basin. A mixture of tiled and low maintenance wall panelling throughout. Electric heated towel rail. Extractor fan.

### 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.

### AGENTS NOTE

There is an age restriction where residents must be aged 60 or over however a second resident can be over 55.

### 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

Council Tax band: A

Tenure: Leasehold

Lease length: 102 years remaining (125 years from 2002)

Ground rent: £800.31 pa

Service charge: £4127.2 pa

Lease restrictions: Various as outlined in property handbook. Includes Service charge includes all water chargers including use of communal laundry, emergency call points, garden maintenance and communal area cleaning

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

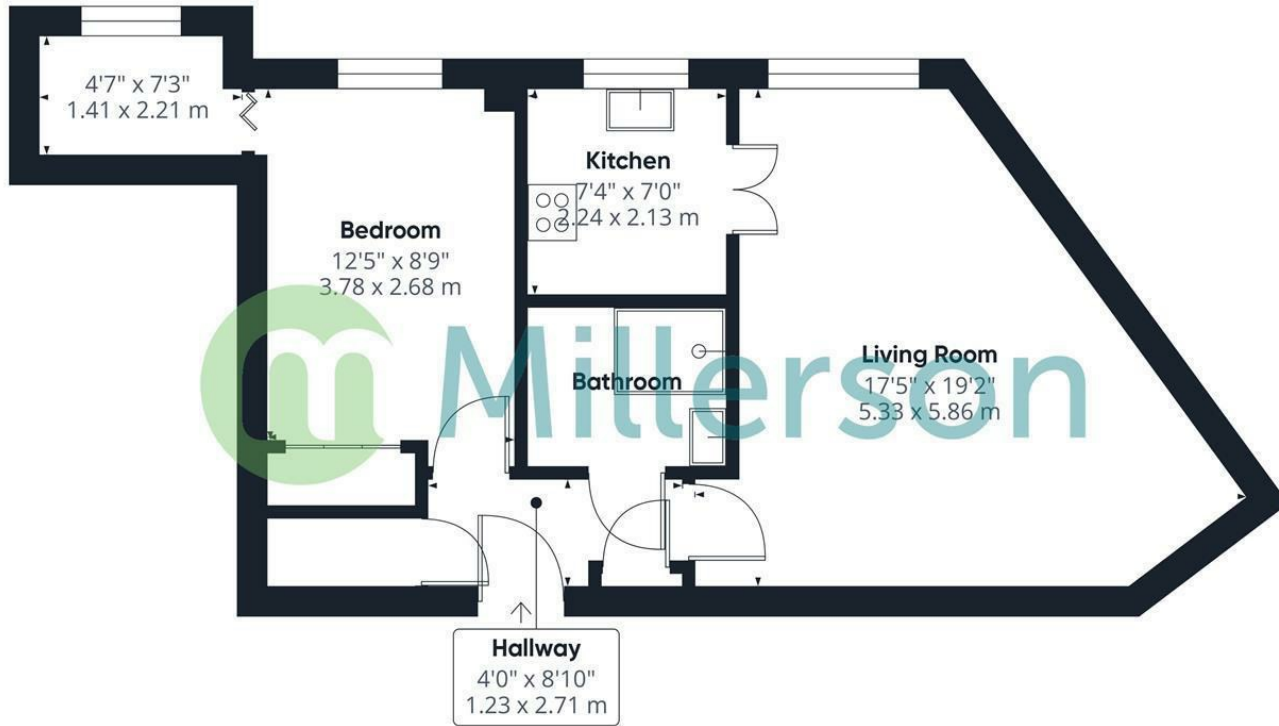


Planning permission issues: No  
Accessibility and adaptations: Level access, Lift access, and Wide doorways  
Coal mining area: No  
Non-coal mining area: Yes

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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<sup>m</sup>  
 535 ft<sup>2</sup>  
 49.7 m<sup>2</sup>

(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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	84
(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	

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