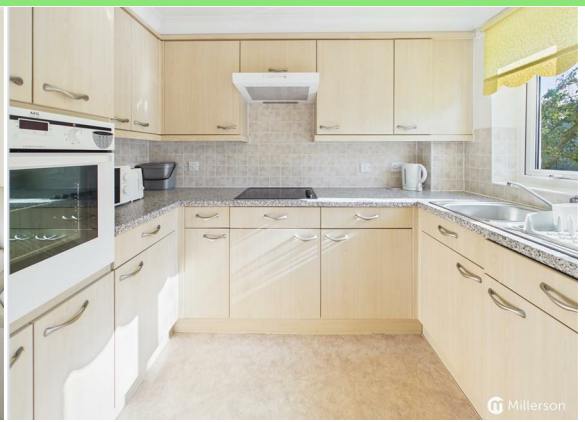


Carn Brea Court
Trevithick Road
Camborne
TR14 8LY

Asking Price £90,000

- WELL PRESENTED RETIREMENT APARTMENT
- ONE DOUBLE BEDROOM
- QUIET END OF DEVELOPMENT LOCATION
- OPEN OUTLOOK
- COMMUNAL FACILITIES
- HOUSE MANAGER
- CONVENIENT LOCATION
- SHOWER ROOM
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Leasehold

Council Tax Band - A

Floor Area - 436.00 sq ft


1


1


1


B83

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this very clean and tidy, first floor retirement apartment situated in the popular Carn Brea Court development. The apartment is situated on the first floor, with lift access if required, and is tucked right at the end making it nice and quiet. The accommodation comprises an inner hallway, living/dining room with a picture window bringing in plenty on sunlight, a kitchen, one double bedroom with fitted wardrobe and a shower room. Communal facilities include residents lounge, gardens, laundry room, refuse store and car parking. There is also the benefit of a house manager and a guest suite available for relatives.

LOCATION

Carn Brea Court is a popular retirement development which is just a short 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

Main communal entrance with intercom, stairs and lift to first floor, entrance door into

ENTRANCE HALL

Doors to all rooms, large walk-in airing cupboard housing electric water heater, intercom, emergency pull cord.

LIVING/DINING ROOM

Electric feature fireplace with stone surround, picture double glazed windows, night storage heater, television and telephone point, obscure glazed double doors into:

KITCHEN

A range of fitted base and wall units, stone effect worksurfaces with tiled splash backs and stainless steel sink, integrated electric hob, extractor hood, electric oven, fridge, electric heater, double glazed window.

BEDROOM

Double glazed window, built-in double wardrobe with sliding mirrored doors, night storage heater.

SHOWER ROOM

A well presented three piece shower suite comprising double shower cubicle, WC and hand basin with fitted cupboard below, tiled walls, electric heater, emergency pull chord.

COMMUNAL FACILITIES

Carn Brea Court offers a range of communal facilities including residents lounge, gardens, laundry room, refuse store and car parking. There is the huge benefit of a house manager and a guest suite available for relatives.

DIRECTIONS

From Trevithick car park, proceed down Trevithick Road where the development can be found on your right hand side.

MATERIAL INFORMATION

Costs and tenure
Tenure: Leasehold
Lease length: 106 years remaining (125 years from 2007)
Ground rent: £450/year
Service charge: £3,550/year
Lease restrictions: Occupants must be over the age of 55
Council tax band: A
EPC rating: Survey Instructed

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

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Electric
Heating features: Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: Communal and Gated
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

All information is provided without warranty. Contains HM Land Registry







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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)

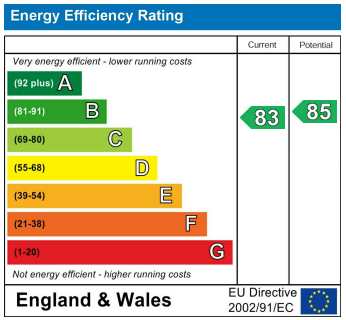
40.5 m²

436 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!

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Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX
E: camborne@millerson.com
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