

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£95,000

26 Carn Brea Court, Trevithick Road, Camborne, TR14 8LY



- GROUND FLOOR APARTMENT
- AGE RESTRICTION
- RESIDENTS PARKING
- CLOSE TO TOWN
- CHAIN FREE
- ONE BEDROOM
- LOUNGE/DINER
- ELECTRIC HEATING

Ground floor apartment with no onward chain, purpose built by McCarthy & Stone for secure and safe living and located close to the town centre. The property is age restricted to over 60's for single occupancy or one over 60 and one over 55 for a couple. There is an onsite manager with 24 hour cover for emergency, resident's communal lounge, laundry room and mobility scooter storage. The apartment comprises of an Entrance Hall, Shower Room/WC with double width enclosure, One Double Bedroom, Lounge/Dining Room and a fitted kitchen. There is a patio area which overlooks the maintained grounds. Permit parking for Residents only. EPC: C. Council Tax Band A.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

26 Carn Brea Court, Trevithick Road, Camborne, TR14 8LY

Approached from a communal entrance way on the lower ground floor with lift access to ground floor level. Communal hallway with a private door to:-

ENTRANCE HALL

There are doors to the Bedroom, Shower Room/WC, lounge and a built in cupboard housing the hot water cylinder.

LOUNGE/DINING ROOM

17'6" x 11'2" max (5.33m x 3.40m)

A light and spacious living area with patio doors to the outside, double doors to the kitchen, built in cupboard housing the electric meter and fuse box, modern electric heater and a free standing false fireplace with inset electric fire.

KITCHEN

9'0" x 5'8" (2.74m x 1.73m)

A fully fitted kitchen with a range of eye level and base units with work surface over, inset single stainless steel sink with side drainer, inset electric hob with extractor over, built in electric single oven, integrated fridge and freezer and a double glazed window to the rear.

BEDROOM

15'6" MAX x 8'10" MAX (4.72m x 2.69m)

A good sized room with built in double wardrobe, modern electric heater and a double glazed window to the rear.

SHOWER ROOM/WC

A modern suite comprising on a close coupled WC, wash hand basin set in a vanity unit and a double with walk in shower enclosure with thermostatic shower over. Heated towel rail.

OUTSIDE

There is a patio area immediately to the rear of the apartment.

LEASE DETAILS

There was a 125 year lease granted in 2007. Ground rent and service charge is to be confirmed.

AGENTS NOTE

Mains electricity, mains water and mains drainage. Council Tax Band A Coverage from all major mobile networks (source Ofcom). Broadband speeds from 22Mbps Standard and from 1800Mbps Ultrafast (Source Ofcom).



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.