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**Treloar Warren Street,
Camborne**

**£135,000
Leasehold**





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Property Introduction

Offered for sale chain free, this first floor flat which is centrally located close to the town centre offers deceptively spacious living accommodation.

Benefiting from three bedrooms over two floors there is a living room and combined kitchen to the front a double bedroom leading off from the landing and in addition to the bathroom there is a separate WC. Partially double glazed the front elevation has single glazing due in part to the property being located within a Conservation Area, heating is provided by a gas combination boiler which supplies radiators. The apartment has the benefit of its own front door opening off to Trelowarren street, with the hallway featuring an attractive Victorian style mosaic tiled floor.

Ideal for a first time buyer or as an investment purchase, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated within a level walk of the town centre, Camborne which is steeped in mining history offers all the facilities you would expect from modern living. There is a mix of local and national shopping outlets, banks and a mainline railway station with direct links to London Paddington and the north of England.

The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall is within thirteen miles and the north coast at Portreath is within five miles. Falmouth on the south coast which is Cornwall's university town is twelve miles distant.

ACCOMMODATION COMPRISES

Solid door opening off to:-

ENTRANCE VESTIBULE

With a Victorian style mosaic tiled floor and a coloured glass door opening to:-

HALLWAY

The Victorian style mosaic tiled floor continues in the hallway, staircase leads to the first floor and there is a radiator.

FIRST FLOOR LANDING

A central landing with stairs to the second floor. Radiator. Panel doors open off to:-

LOUNGE/KITCHEN 16' 3" x 13' 8" (4.95m x 4.16m) plus bay

With a single glazed bay window to the front. The kitchen area has a range of eye level and base shaker style units with adjoining roll top edge working surfaces and incorporates a porcelain under slung sink. Built in oven with electric hob and hood over (it should be noted there is a gas connection point for a gas hob if required), integrated dishwasher and radiator. Central ceiling rose, coving and picture rail.

BEDROOM ONE 10' 3" x 9' 9" (3.12m x 2.97m)

uPVC double glazed window to rear. Under stairs cupboard and radiator.

WC

uPVC double glazed window to side. Wall mounted wash hand basin and close coupled WC. Part wood paneling to walls and radiator.

BATHROOM

uPVC double glazed window to side. Panelled bath with plumbed shower over, pedestal wash hand basin and space and plumbing for automatic washing machine and tumble drier. Wall mounted Vaillant combination gas boiler and radiator.

SECOND FLOOR

LANDING

With doors off to:-

BEDROOM TWO 16' 5" x 7' 5" (5.00m x 2.26m) maximum measurements, plus bay, irregular shape

Enjoying a triple aspect with a single glazed arched window to the front. Radiator. Please be advised this room has restricted head height.

BEDROOM THREE 16' 3" x 7' 3" (4.95m x 2.21m) L-shaped, maximum measurements

Double glazed window to rear. Radiator. Again with restricted head height.

AGENTS NOTE

The Council Tax band for the property is band 'A'. Our Lettings Director Ben Nichols advises that a lettings figure in the region of £850 per calendar month could be achieved.

SERVICES

Mains gas, mains electric, mains water (metered) and mains drainage.

LEASE DETAILS

A new lease will be drawn up at point of purchase which will be with 50% share of the freehold. The lease will be the remainder of a 999 year period dating from January 1st 2023 with no set service/maintenance charges the freehold will then be split between the two apartments meaning any costs of work to the building will be split 50/50 between both properties.

DIRECTIONS

Passing Tesco in Camborne on your left hand side on the B3303 take the next turning to Albert Street, left into North Parade and then left into North Street bringing you back into Trelowarren Street on the left hand side. There are parking bays near the property with a 30 minute waiting period or access for longer term parking is available at the rear from Adelaide Street. If using what three words it is years.flamingo.crowbar

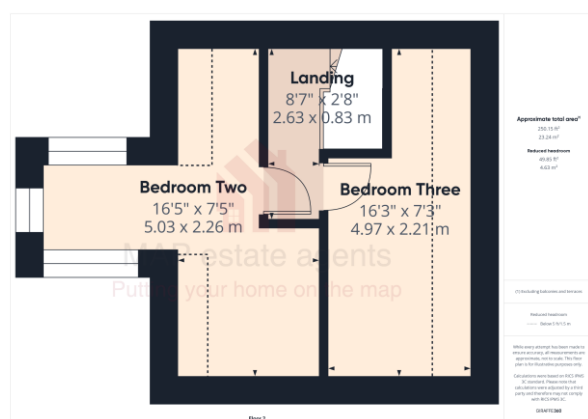


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	78
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- First floor flat
- Chain free sale
- Central town location
- Three bedrooms
- Combined lounge and kitchen
- Bathroom
- Separate WC
- Gas central heating
- Partial double glazing
- Private access of Trelowarren Street



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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