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**Holman Park,
Camborne**

Monthly Rental Of £1,025.00





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Property Introduction

Tree House is a modern apartment situated in the desirable Holman Park Estate.

The well proportioned accommodation comprises of two double bedrooms, one benefiting from an en-suite, ample built in storage and an open plan kitchen/living area which includes integrated kitchen appliances.

Externally there are generous communal gardens of approximately six acres to enjoy as well as allocated parking.

Location

The property is located within easy access of the A30 and mainline Railway Stations giving direct access to the London to Penzance line.

The north coast beaches at Portreath and Gwithian are within four miles and Truro, the county City is within fourteen miles. Camborne town offers a choice of local and national shopping outlets.

ACCOMMODATION COMPRISES

The entrance to the property is via a communal door leading off to four apartments. The hall has access to the rear and leads to your own entrance door that opens to the reception hall. The generous hall has wood flooring, a radiator and doors leading off to all rooms plus a useful utility cupboard which is shelved and plumbed for a washing machine.

A glazed door provides natural light into the reception hall and leads to the open plan kitchen and living area with two multi-paned sash double glazed windows, a radiator and carpeted flooring. In the kitchen area there is a range of modern style cream units providing ample storage including pan drawers and cupboards with wood effect worktops over, giving plenty of work space and a breakfast bar. Incorporated into the kitchen is an electric hob,

oven, fridge/freezer and a dishwasher. Finishing off the kitchen is concealed lighting and wood flooring.

The shower room is accessed from the hallway and comprises of a white three piece suite with walk-in shower and glazed screen, low level WC and wash hand basin. There is a window to the side aspect, tiling to the floors and to the walls, a heated towel rail and a bathroom cabinet.

From the reception hall there are two double bedrooms, both of which enjoy views to the rear with carpeted flooring and built-in wardrobes. The first bedroom has the benefit of an en-suite shower room with an enclosed shower cubicle housing an electric shower, low level WC and wash hand basin plus a useful bathroom storage cupboard.

EXTERNALLY

To the outside is allocated parking for one vehicle as well as visitors parking. Holman Park is set within six acres of garden for all residents to respect and enjoy. To the rear of Tree House there is use of a private storage shed, ideal for bike or surfboards.

SERVICES

The property is served by mains gas, electric, water and drainage. We understand the council tax is band A.

RESTRICTIONS

The property is not for those with pets. The building has a no smoking policy, and no personal items can be stored in the communal hall.

DIRECTIONS

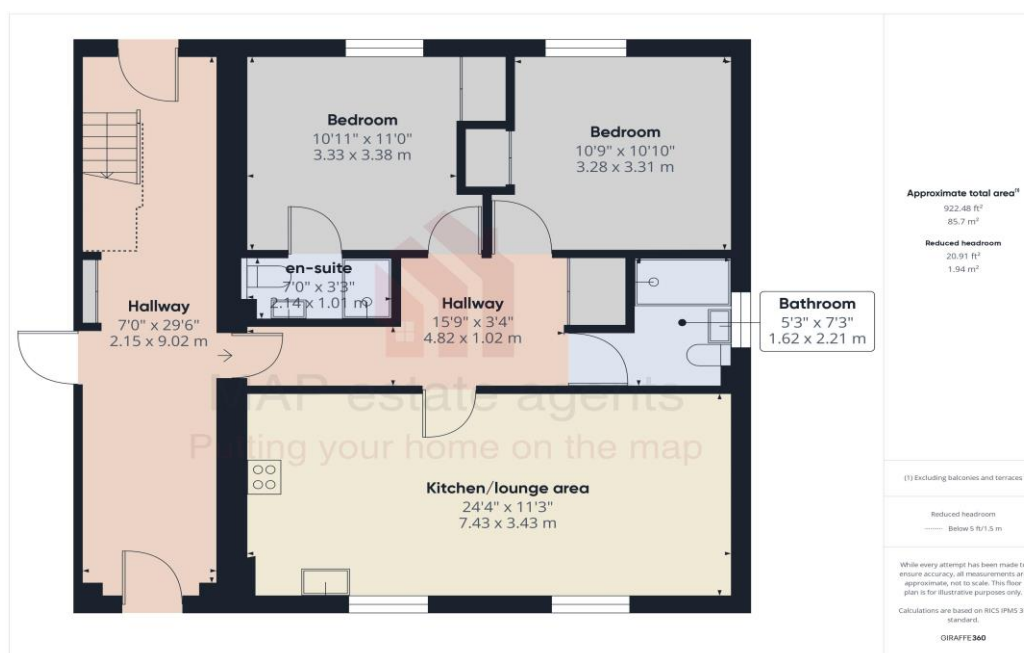
From Camborne Church head towards the town, at a mini-roundabout take the first exit into Commercial Street and then first left into Fore Street (formerly known as Camborne Hill) and after Vyvyan Street on your right, the gated entrance will be found on your right hand side. If using What3words:- formless.locker.prefer





MAP's top reasons to view this home

- Available immediately
- Two double bedrooms
- Open plan kitchen/living area
- Kitchen with integrated appliances
- En-suite and shower room
- Allocated parking
- Unfurnished ground floor apartment
- Double glazing, gas central heating
- Gated development within six acres
- Nil deposit scheme available



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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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