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**Rectory Road,
Camborne**

**£125,000
Leasehold**





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Property Introduction

Offered for sale with no onward chain, this purpose built ground floor apartment has been designed for retirement living for the over 55's and is located close to the centre of the town.

One will find a double size bedroom, the lounge/diner enjoys a dual aspect with a pleasant outlook across communal gardens and there is a fitted kitchen. The bathroom has a shower over the bath, gas heating is provided by a recently installed combination boiler and there is double glazing.

To the outside there are well maintained communal gardens which are exclusively for the use of this development and the apartment benefits from an allocated parking space for one vehicle together with further visitor spaces.

Location

The Grange is ideally located within a short walk of Camborne town centre where you will find a comprehensive range of shopping outlets, banks, Post Office and places to eat. Camborne is a thriving former mining town and has a mainline Railway Station which connects with London Paddington and the north of England and there is convenient access to the A30.

ACCOMMODATION COMPRISES

Small pane double glazed composite door opening to:-

ENTRANCE HALL

'Amtico' style flooring, radiator and two door hanging/shelved cupboard, further single door cupboard and wall mounted entrance security phone. Doors opening off to:-

LOUNGE/DINER 11' 7" x 11' 7" (3.53m x 3.53m)

Enjoying a dual aspect with double glazed box sash windows on two sides, 'Amtico' style flooring with attractive inlaid border feature and two radiators. Squared archway through to:-

KITCHEN 8' 8" x 7' 1" (2.64m x 2.16m)

Double glazed window to the rear. Fitted with a range of eye level and base wood faced units having adjoining roll top edge marble

effect working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Extensive ceramic tiled splash backs, integrated fridge and freezer and integrated cooker with inset hob and cooker hood over. Space for automatic washing machine, wall mounted gas combination boiler and inset spot lighting. 'Amtico' style floor that extends from the lounge/diner.

BEDROOM 10' 1" x 9' 8" (3.07m x 2.94m)

Double glazed window to the side. Recessed two door wardrobe unit, radiator and 'Amtico' style flooring.

BATHROOM

Double glazed window to the rear. Fitted with a matching suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with 'Mira Sport' electric shower over. Extensive ceramic tiling to walls, radiator and 'Amtico' style flooring.

OUTSIDE

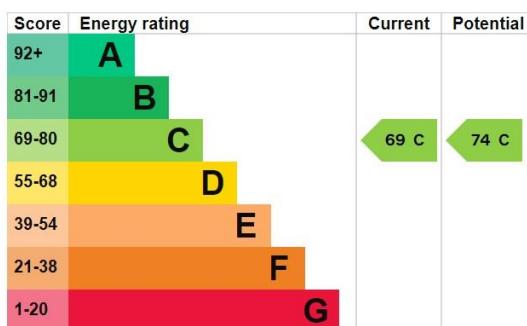
To the outside there is private drive access to the development which is surrounded by formal gardens that have been extremely well maintained by the management company. Secure gated access leads to the apartment and there is visitor parking together with the allocated parking space.

AGENT'S NOTES

The property benefits from a 999 year lease created in September 2002. The latest information provided to us indicates that the combined service charge, maintenance charge (to include building insurance) is £479.79 per quarter and the annual ground rent is £100.00. It should further be noted that the lease on the property stipulates that all person who reside on this development must be retired and not in full time employment and that there is no provision for pets on this development. The Council Tax band for the property is band 'A'. Please note, the images and virtual tour were taken in 2022.

DIRECTIONS

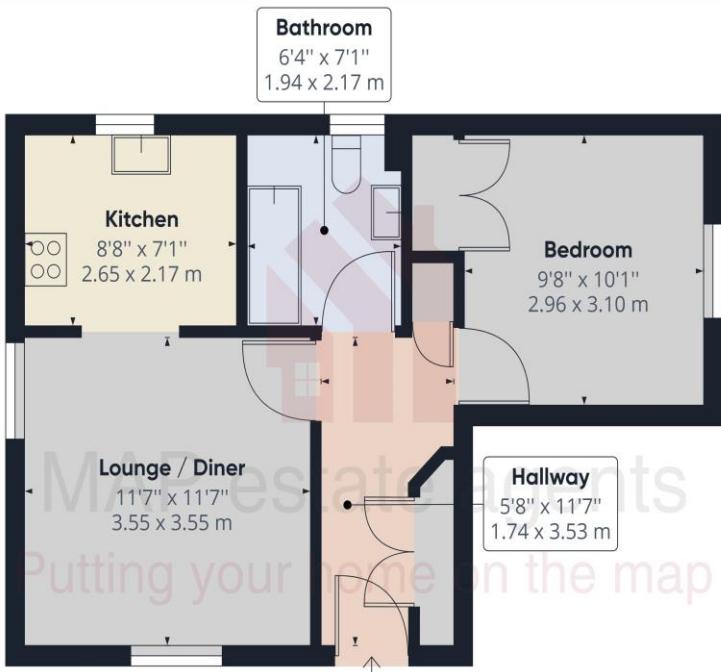
From Camborne Church heading out of the town centre, turn first left and left again. The entrance to The Grange is immediately on the right hand side. If using What3words:- flashing.rebel.shunning





MAP's top reasons to view this home

- Purpose built retirement flat
- Double size bedroom
- Dual aspect lounge
- Fitted kitchen
- Bathroom
- Double glazing
- Mains gas central heating
- Attractive communal gardens
- Allocated parking
- Chain free sale



Approximate total area⁽¹⁾
433.18 ft²
40.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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