

## **12 Carn Brea Court**

**Trevithick Road, Camborne, Cornwall, TR14 8LY**



**PRICE: £125,000**

**Lease: 118**

### **Property Description:**

A ONE BEDROOM RETIREMENT PROPERTY ON THE FIRST FLOOR Carn Brea Court was built by McCarthy & Stone and consists of 49 apartments arranged over four floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, bathroom and balconies to selected apartments. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years.

Residents' lounge  
Guest suite  
Emergency call system  
House Manager  
Mobility Scooter Store

Communal gardens  
Laundry room  
Car Park  
Minimum Age 60



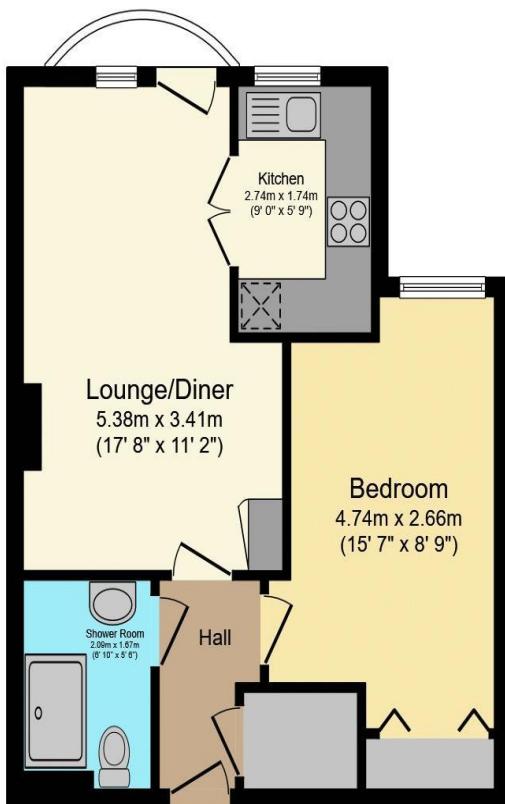
**For more details or to make an appointment to view, please contact  
Rachel Hazell**



**01425 632203**



**rachel.hazell@retirementhomeseach.co.uk**



Total floor area 44.2 m<sup>2</sup> (476 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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# EPC to follow.

**For Financial Year Ending:**

**31/8/25**

**Annual Ground Rent:**

**£425.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£3,391.80**

**Council Tax Band:**

**A**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.