



The Grange

Rectory Road

Camborne

TR14 7DA

£160,000

- SUPERB TWO BEDROOM APARTMENT
 - OVER 55'S
 - GATED COMMUNITY
 - SUPERBLY PRESENTED THROUGHOUT
- TWO SPACIOUS BEDROOMS
- PRIVATE PARKING SPACE
- CLOSE PROXIMITY TO AMENITIES
- LOVELY PRIVATE COURTYARD AND GARDENS
 - SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - B

Floor Area - 540.00 sq ft



2



1



1



C73

Summary

A SUPERB TWO BEDROOM RETIREMENT APARTMENT DESIGNATED FOR OVER 55'S. GATED COMMUNITY, CLOSE TO LOCAL AMENITIES BUT TUCKED AWAY IN A LOVELY SHELTERED SPOT! VIEWING HIGHLY ADVISED

DESCRIPTION

An immaculately presented first floor apartment suitable for over 55's situated in a quiet and convenient location in the heart of Camborne Town, located close by to Doctors surgery and shopping centre, yet in a lovely peaceful tucked away position. The accommodation is well presented throughout which briefly comprises an entrance hall, living room, kitchen, two bedrooms and bathroom. Outside there are pleasant communal gardens which are secure, private and well tended along with allocated parking. The apartment also boasts double glazing and central heating.

ENTRANCE

Secure pedestrian gate into communal courtyard, stairs leading front door.

ENTRANCE HALL

Double glazed sash window. Intercom. Telephone point. Loft access hatch. Radiator. Storage cupboard with cloaks hanging space and shelving. Doors to all rooms.

LIVING ROOM

14' 4" x 10' 9" (4.39m x 3.28m) (4.27m 1.22m x 3.05m 2.74m (1.22m.11.89mm x 0.91m.)

Two double glazed sash windows. Radiator. Television and telephone points. Service hatch.

KITCHEN

9' 6" x 6' 0" (2.92m x 1.83m) (2.74m 1.83m x 1.83m 0.00m (0.61m.28.04mm x 0.30m.)

A range of fitted base units and drawers under work surfaces tiled to matching wall units over. Integrated electric oven, hob and extractor hood. Integrated fridge and freezer. Wall mounted 'Worcester' combination boiler. Stainless steel sink with mixer tap and drainer. Double glazed sash window. Inset lighting. Radiator. Tile effect vinyl flooring.

Bathroom

A smart bathroom suite with tile effect laminate flooring. Panelled bath with wall mounted shower over with attached glazed shower screen. Low level W.C. Pedestal wash hand basin. Wall mounted mirrored medicine cabinet. UPVC double glazed obscured window to rear. Part tiled to four walls.

BEDROOM ONE

11' 8" x 9' 6" (3.56m x 2.9m) (3.35m 2.44m x 2.74m 1.83m (0.91m.17.07mm x 0.61m.)

Double glazed sash window. Radiator. Telephone point.

BEDROOM TWO

9' 1" x 8' 0" (2.79m x 2.44m) (2.74m 0.30m x 2.44m 0.00m (0.61m.24.08mm x 0.61m.1)

Double glazed sash window. Radiator.

BATHROOM

A three piece bathroom suite comprising bath with 'Mira Sport' electric shower over and tiled surround, hand basin and W.C. Half tiled walls. Radiator. Tile effect flooring. Obscure double glazed sash window. Inset lighting. Extractor fan.

OUTSIDE

The apartment enjoys the use of well tended, communal gardens which are securely gated with stone and wrought iron fencing along with a variety of seating areas. The apartment also has the added benefit of allocated parking.

AGENTS NOTE

The property has a minimum age restriction of 55 years and no pets. The annual maintenance is £1514 per annum. There is the remainder of a 999year lease from 2002

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Leasehold

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

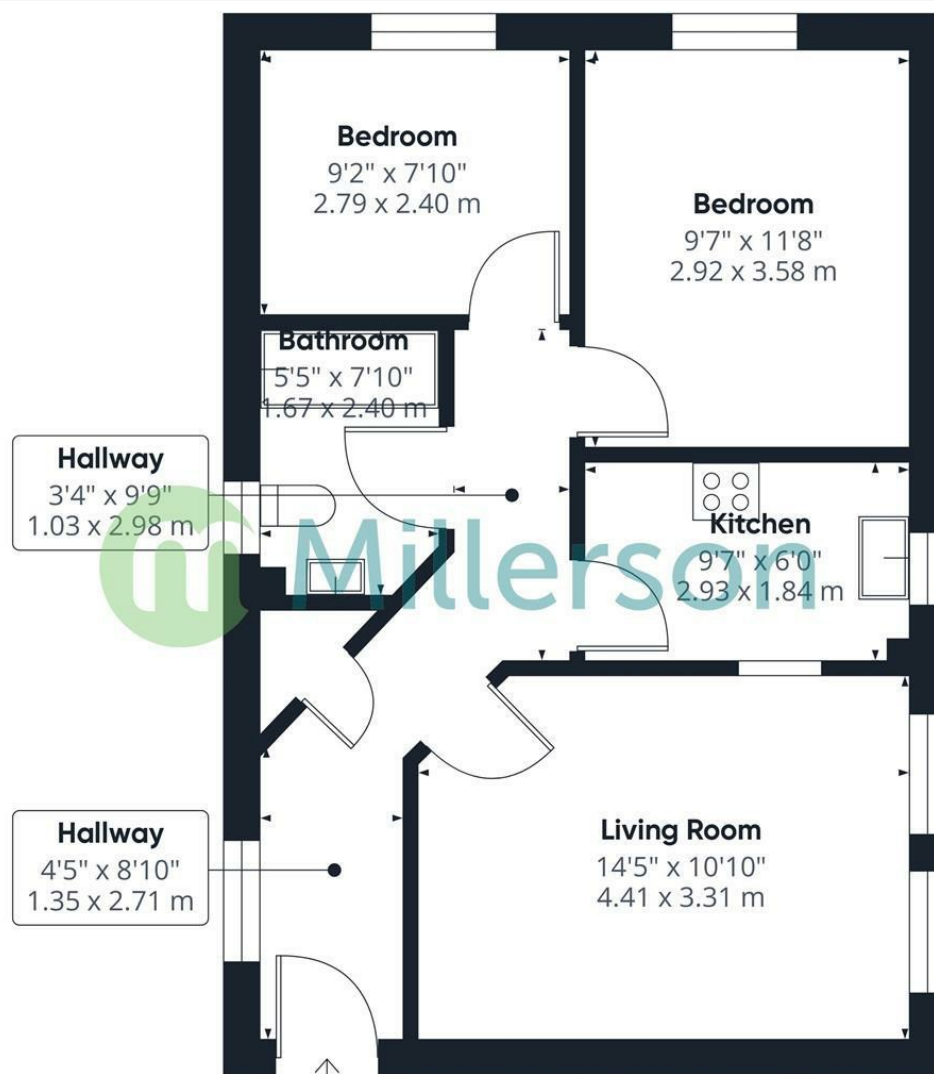
Heating: Mains gas-powered central heating is installed.



Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great
 Parking: Allocated, Off Street, and Private
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Loft access: No

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 The information contained i intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area⁽¹⁾

540 ft²
50.2 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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