



23 St Pirans Court Trevithick Road, Camborne, TR14 8LP

Guide price £60,000

Located in a popular retirement development in the heart of Camborne, this well-presented first floor one-bedroom apartment offers comfortable and secure living for the over 60s. The property is ideally situated within walking distance of local shops, amenities, transport links, and healthcare services.

Key Features include: A spacious double bedroom with fitted wardrobes. Bright and airy living/dining room. Well-equipped kitchen with ample storage. Modern shower room with walk-in shower. On-site House Manager and 24-hour emergency call system. Secure entry system. Resident's lounge, laundry room, and guest suite.

This apartment is part of a well-regarded retirement complex designed to offer independence and peace of mind, with the added benefit of a welcoming community atmosphere.



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Location

Camborne has many well-regarded schools and the local college is attracting good reports for its academic achievement. With access on to the A30, Camborne has excellent transportation links combined with a mainline railway station which provides daily services to London, Paddington. The town centre offers a good range of retail outlets both national and independent. The well-regarded beaches of the North Coast are only a short drive away and have an international reputation for surfing and water activities. Holman Park is a gated community offering a high degree of privacy and seclusion. Only a stone's throw away from the centre of the town and within walking distance of the many amenities and facilities that Camborne has to offer. From the properties location, there is excellent access onto the A30 giving access into all the major market towns, picturesque fishing villages and Cathedral city of Truro.

Accommodation

Communal Entrance

Communal Lounge

There are stairs and a lift rising to the first floor

Entrance to the Apartment

Reception Hall

Shower Room

Lounge Dining Room

Kitchen

Double Bedroom

Services

Mains, Electric, water and drainage

Agents Note

The apartment has an age restriction in place for single parties the age restriction is set at 60 years old and for couples it is set at 55 years or older

Service Charges

The Ground rent is set at £350 per annum. The Service charge is currently set at £1995.51

Lease Information

The lease is set over a 125 year lease which commenced on 1st June 2002

Council Tax Band- A

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

What3Words

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Anti Money Laundering Regulations – Purchasers

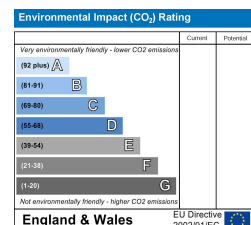
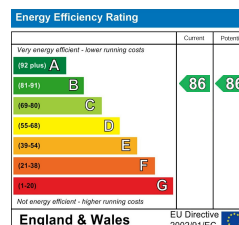
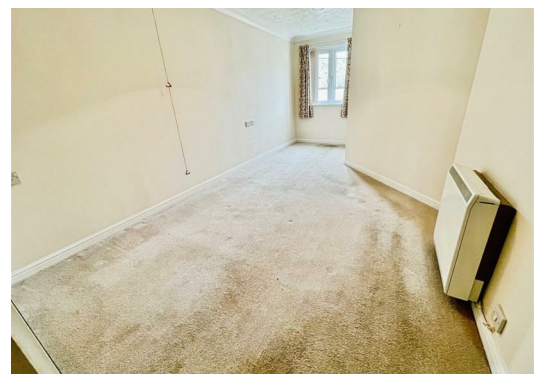
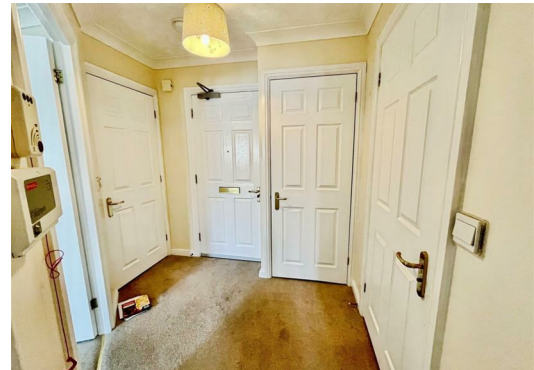
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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