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**BILL**  
BANNISTER

Sales & Lettings

# AUCTION



## 3 Treen Flats

Dolcoath Road, Camborne, TR14 8RP

**Auction Guide £69,000**



For Sale By Online Auction in conjunction with 247propertyauctions. Auction ends Monday 16th June at 1.00pm.  
Auction Guide Price £69,000. Please contact the office to arrange a viewing.



A one-bedroom, ground floor flat presented generally in good decorative order, forming part of this purpose-built block of apartments located in a popular residential and lettings area. The property will of course appeal to investors and owner-occupiers alike all of which will clearly see the potential for creating an enviable home for onwards sale or rent.

ACCOMMODATION

Ground floor: Private flat entrance, living room, kitchen, bedroom, bathroom/WC.

Outside: Communal front garden and rear yard space with drying area. Communal parking area.

TENURE

Leasehold with vacant possession.

LEASE INFORMATION

Remainder of a 125 year lease dated from the year 2000. Buildings insurance is £106.72 per annum. Service charge is variable. Please refer to the auction legal pack for further information.

EPC

Rating: Commissioned.

///WHAT3WORDS

fraction.hillsides.bunch

BROADBAND & MOBILE COVERAGE

Broadband: Ultrafast available

Mobile: Likely inside. Likely outside.

Source: ofcom.org.uk

VIEWINGS

Please call on 01395 247000 to book into one of the scheduled block appointments.

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

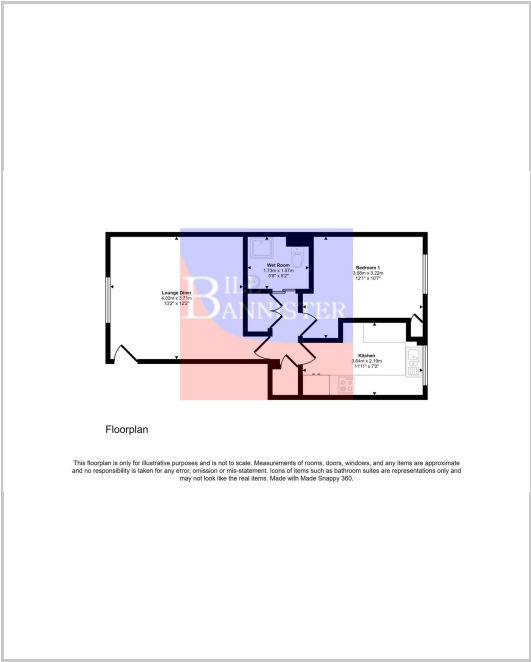
AUCTIONEER NOTES

Please check the auction pack and special conditions of sale in particular which may or may not detail additional charges or reimbursement costs being applicable.

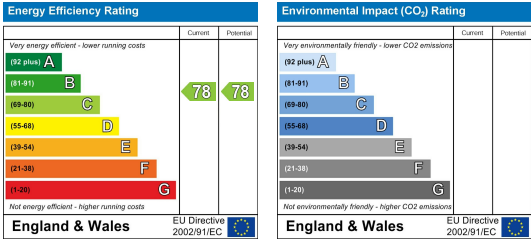
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.