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**Treloar Warren Street,
Camborne**

**£90,000
Leasehold**





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Leasehold**

Property Introduction

Attention Investors! Currently let on an assured short hold tenancy, this first floor flat is being offered for sale with the current owners express wish that the tenants remain at the property.

Benefiting from street access which serves one other apartment, there are two double size bedrooms, a lounge, kitchen/diner and a shower room.

The flat is double glazed and heating is provided by electric storage heaters.

Currently let at £700 per calendar month, this is an attractive investment opportunity.

Location

Accessed off the main street through the town, this apartment is ideal for local shopping facilities and Camborne offers an eclectic mix of both local outlets, there are banks, Post Office and a mainline Railway Station with direct links to London and the north of England.

The A30 can be accessed within a mile and the county town of Truro can be found within thirteen miles, Falmouth on the south coast is within fourteen miles and the north coast at Portreath will be found within four miles.

ACCOMMODATION COMPRISES

Door from main street with staircase leading to the first floor apartment with door to:-

HALLWAY

Doors opening off to:-

LOUNGE 18' 4" x 11' 2" (5.58m x 3.40m) maximum measurements into bay

uPVC double glazed bay window to the front.

BEDROOM ONE 13' 3" x 10' 3" (4.04m x 3.12m) maximum measurements into bay, plus door recess

uPVC double glazed bay window to the front. Recessed wardrobe and storage heater.

BEDROOM TWO 13' 6" x 10' 10" (4.11m x 3.30m) maximum measurements

uPVC double glazed window to the rear. Storage heater.

KITCHEN/DINER 13' 11" x 10' 9" (4.24m x 3.27m) minimum measurements plus angled space

Three uPVC double glazed windows to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Water heater, cooker point and plumbing for automatic washing machine. Storage heater. Door to:-

SHOWER ROOM

Two uPVC double glazed windows to the rear. Incorporating a separate WC, wash hand basin and with a shower enclosure with 'Triton' electric shower. Part tiling to walls.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

LEASEHOLD INFORMATION

The lease will be a 999 year lease created on the first sale of the property, there is a peppercorn ground rent and the service charge is £110.00 per month which includes building insurance, water and sewage charges and communal cleaning with minor maintenance.

DIRECTIONS

From Camborne Parish Church head into the centre of the town and at a staggered junction with Wetherspoons on your right hand side carry on straight across into a one way street which shortly becomes Treloarren Street. Immediately after passing the entrance to Union Street on the right hand side, the property will be found on the left. If using What3words: presenter.tunes.gravel



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Investment opportunity
- To be sold with tenant in situ
- Two double size bedrooms
- Lounge
- Kitchen diner
- Shower room
- uPVC double glazing
- Electric storage heaters
- Central town location
- Rental figures available



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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