

**46 Carn Brea Court**

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



**PRICE: £140,000**

**Lease: 125 years from 2007**

**Property Description:**

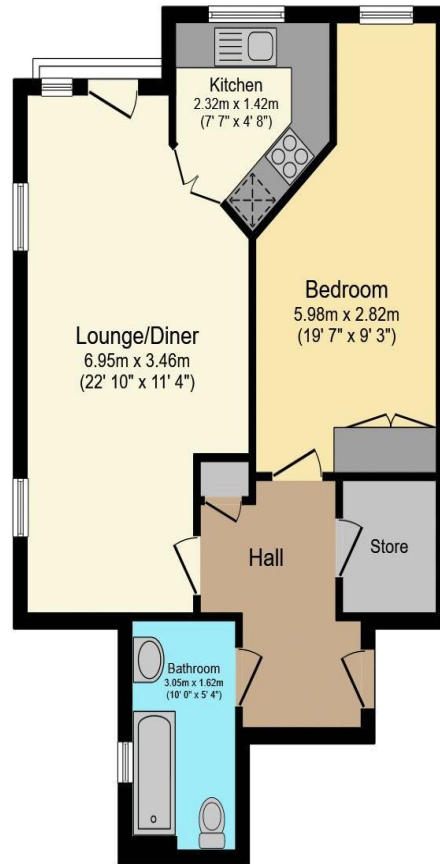
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH JULIETTE BALCONY Carn Brea Court was built by McCarthy & Stone and consists of 49 apartments arranged over four floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, bathroom and balconies to selected apartments. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call 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. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge  
Guest suite, Laundry room  
Appello Emergency call system  
Development Manager  
Car Park and Mobility Scooter Store

Communal gardens, Minimum Age 60  
Lease 125 years from 2007  
Service Charge £3,360.28 Ground Rent  
£425.00



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



Total floor area 56.5 m<sup>2</sup> (608 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/2/24**

**Annual Ground Rent:**

**£425.00**

**Ground Rent Period Review:**

**Next Uplift 2030**

**Annual Service Charge:**

**£3,360.28**

**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.