

11 St Piran's Court

Trevithick Road, Camborne, Cornwall, TR14 8LP



PRICE: Offers in the Region Of £120,000 **Lease: 125 years from 2002**

Property Description:

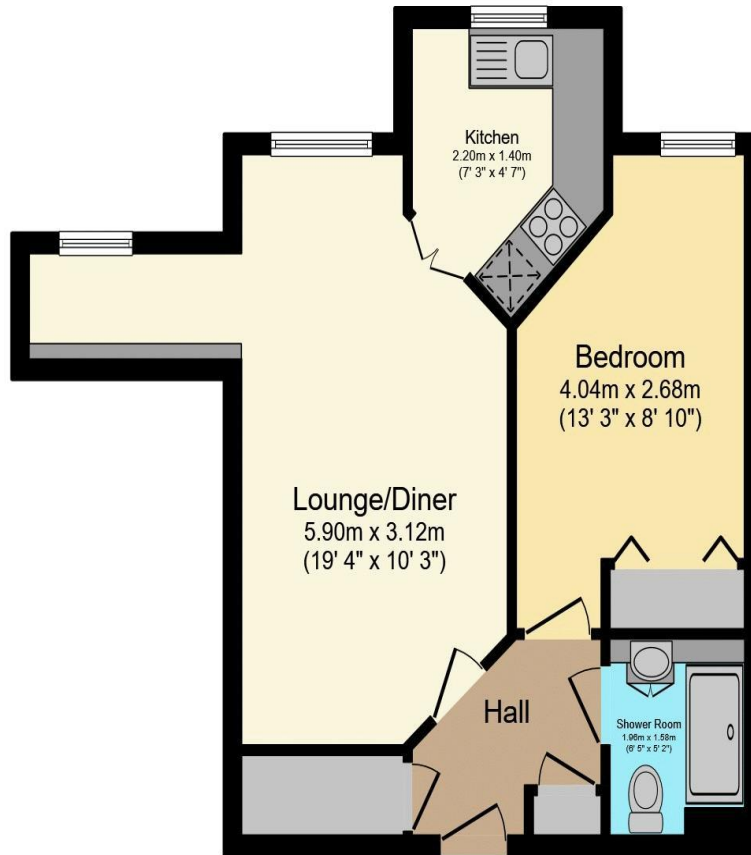
A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT St Piran's Court situated in Camborne which is located on a main bus route and close to Camborne station. The nearest beach is Portreath. This development was constructed by McCarthy & Stone (Developments) Ltd. The development comprises 40 apartments arranged over 4 floors. 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. Each property comprises an entrance hall, lounge, kitchen one or two bedrooms and bathroom. It is a condition of purchase that residents must be over the age of 60 years or in the case of a couple the other over 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Camera entry system (linked to Residents TV)
Minimum Age 60

Guest Suite
Development Manager
Lift to all floors
Lease: 125 years from 2002



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



Total floor area 45.6 m² (490 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) A			
(81-91) B		82	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£350.00

Ground Rent Period Review:

Next Uplift 2025

Annual Service Charge:

£3726.58

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.