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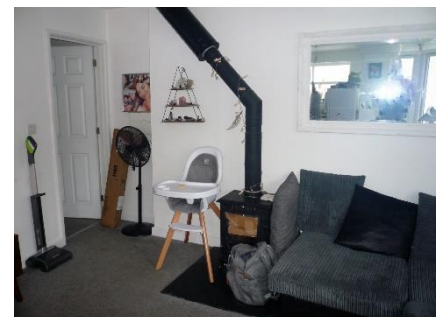
## £110,000 Leasehold

Trevithick Terrace, Moor Street, Camborne, TR14 8GY



- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING AREA
- GAS CENTRAL HEATING
- BATHROOM/WC
- CLOSE TO TOWN
- IDEAL FTB/INVEST
- VACANT POSSESSION
- FIRST FLOOR

A modern flat constructed in 2016 close to Camborne town centre with its range of both local and national shopping facilities, mainline railway station and good public transport links. The flat is located on the first floor accessed by a communal stairway. The flat is warmed by gas central heating in addition to a wood burning stove and is double glazed. There is an entrance hall, open plan living area with fitted kitchen, bathroom/wc and one double bedroom. The property has been let successfully since construction and is now being sold with vacant possession. EPC B.



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# Trevithick Terrace, Moor Street, TR14 8GY

Approached via a communal entrance door opening to stairs rising to the first floor with a solid door opening to:-

## ENTRANCE HALL

There are doors to the living area, bathroom/wc and bedroom.

## OPEN PLAN LIVING AREA

18'9" MAX x 12'10" (5.72m x 3.91m)

## KITCHEN AREA

There is a range of eye level and base units with work surface over, inset single bowl sink with side drainer, inset electric hob with built in electric oven beneath and extractor over, space for a washing machine and space for a fridge/freezer. Double glazed window to side.

## LOUNGE AREA

There are double glazed windows to the front, radiator, wood burning stove and TV aerial point.

## BEDROOM

10'3" x 9'3" (3.12m x 2.82m)

A double bedroom with radiator and a double glazed window to the side.

## BATHROOM/WC

A modern white suite comprising of a panel bath with mixer type shower over, shower screen, close coupled WC, pedestal mounted wash hand basin, chrome ladder type towel rail and an extractor.

## ENERGY EFFICIENCY RATING

This property has been rated as B.

## AGENTS NOTE

We understand that a new lease will be put in place with a term of 999 years.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is 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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

