

Crane Court, Tregenna Lane, Camborne, Cornwall, TR14 7QT



£900,000

An extremely rare opportunity to acquire a unique purpose built block of 4 very spacious executive style apartments privately owned by a local family who had them constructed in approximately 1991.

They have the potential subject to planning consent of being divided into 8 smaller flats and could thus appeal to both developers and investors.

Accommodation

2 Bedrooms

1 Reception

1 Bathroom

RECEPTION HALL

LOUNGE

KITCHEN/DINING ROOM

THREE BEDROOMS

CLOAKROOM

BATHROOM

PARKING

VIEWS OF COUNTRYSIDE

LOCATION:

The property is within short level walking distance of the town of Camborne which offers a good range of shopping, banking and educational facilities as well as being within easy reach of the mainline railway and the A30 trunk road providing access to the neighbouring towns of Penzance, St. Ives, Hayle, Redruth and the Cathedral city of Truro. The north coast of the county is only a few miles away whilst Tehidy Golf Club and the Carn Brea Leisure Centre providing comprehensive sporting amenities are only approx. 2 miles away.

DESCRIPTION:

Situated in one of Camborne's premier residential areas these apartments were designed by a well known local architect and built under the supervision of a reputable retired builder. They are all of similar size (each being in excess of 1600 sq. ft.) and layout with the benefit of UPVC double glazed windows, fascias and soffits, gas central heating, coved and artexed ceilings, stained internal woodwork, gardens to the rear of the two ground floor properties and balconies with far reaching country views to the two first floor ones. To the front are communal flower/shrub borders and a tarmac area large enough for at least eight vehicles.

ENTRANCE VESTIBULE:

External upvc door and radiator.

CLOAKROOM/W.C.:

Low level w.c., wash hand basin, double glazed window and radiator.

RECEPTION HALL:

Spacious area with feature archway, 2 radiators, storage cupboard, large cloaks/storage cupboard with triple sliding door, telephone point.

LOUNGE: 5.5m x 4.2m

Feature slate fireplace with Canon gas fire, 2 radiators, telephone point, dual aspect windows, door to rear patio and garden.

KITCHEN/DINING ROOM: 6.1m x 3.5m

Good range of natural wood base and wall units, laminate worktops with stainless steel sink, built-in oven and hob, mains gas combination boiler and radiator.

BEDROOM 1: 6.4m x 3.6m

Large walk-in wardrobe, radiator, twin bedside wall lights.

BEDROOM 2: 4.7m x 4.6m

Twin built-in wardrobes, radiator, twin bedside wall lights.

BEDROOM 3: 2.5m x 2.4m

Radiator.

BATHROOM/W.C.: 3.2m x 2.6m

Built-in vanity unit with twin hand basins, storage cupboard, panelled bath, low level w.c., shower cubicle and radiator.

NOTE:

Only apartment No.1 only has a CONSERVATORY 12' X 10' Radiator, 2 external doors and door to lounge.

OUTSIDE:

Enclosed established individual and private gardens to the rear, each with paved patio areas and detached storage sheds.

OPEN STORM PORCH:

Quarry tiled floor, t & g ceiling, electric meters, security telephone entry system and upvc door to:

INNER HALLWAY:

Tiled floor, wide staircase leading to both apartments, firecheck door to:

RECEPTION HALL:

Spacious area with feature archway, 2 radiators, telephone point, door entry intercom/phone, access to loft.

LOUNGE: 5.5m x 4.3m

Feature fireplace with canon gas fire, 2 radiators, telephone point, dual aspect windows, door to balcony with open rural views.

KITCHEN/DINING ROOM: 6.1m x 3.4m

Comprehensive range of base and wall units, laminate worktops with stainless steel sink, built-in oven and hob, mains gas combination boiler and radiator.

BEDROOM 1: 18'8" X 11'72

Radiator, twin bedside wall lights.

BEDROOM 2: 4.6m x 4.4m

Radiator, twin bedside wall lights.

BEDROOM 3: 2.6m x 2.4m

Radiator.

BATHROOM/W.C.: 3.6m x 2.3m

Built-in vanity unit with twin hand basins, storage cupboard, panelled bath, low level w.c., shower cubicle and radiator.

CLOAKROOM/W.C.:

Low level w.c., wash hand basin and radiator.

OUTSIDE:

Rear balcony with extensive views over open countryside.

MILLER&SON

Property Misdescription Act 1991

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