

**FOR SALE**



## Lamorna House, Tuckingmill

OIEO £110,000

  
**MARTIN&CO**

# Lamorna House, Tuckingmill

- PERFECT FOR FIRST TIME BUYERS
- ELECTRIC HEATING
- ALLOCATED PARKING
- ONE BEDROOM
- SECOND FLOOR FLAT

Ideal for first time buyers or investment, this lovely one bedroom, second floor flat is situated in a well kept purpose-built block in the heart of Camborne.

This lovely one bedroom, second floor flat is situated in a well kept purpose-built block in the heart of Camborne. There is a modern, open-plan kitchen and living room, a double bedroom and a fully fitted bathroom with shower over bath. The flat has laminate flooring throughout, electric storage heaters, uPVC double glazing and there are some lovely far-reaching countryside views from the bedroom. There is one allocated parking space and a secure entry system. The property is located near to the town centre with exceptionally easy access to the A30.



IDEAL FOR FIRST TIME BUYERS AND INVESTORS -  
POTENTIAL FOR 6% - 7% GROSS RENTAL YIELD

Council Tax Band - A

EPC- C

Electric Storage Heaters

Service / Maintenance Charge around £880 per annum

Annual Insurance Fee £369.02

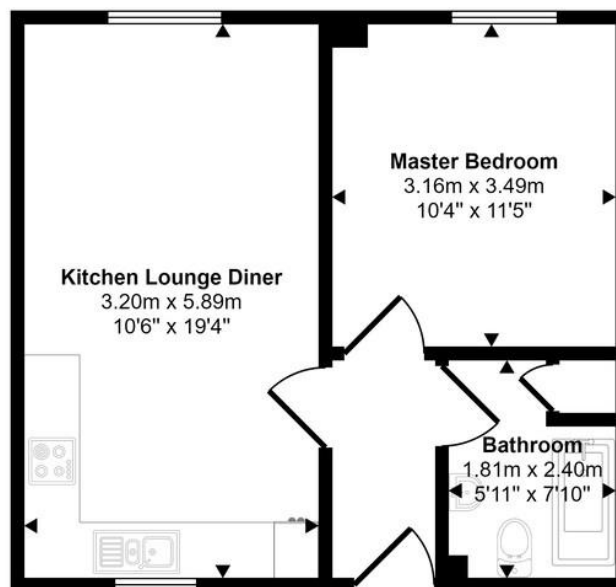
Leasehold - 999 Years From 1<sup>st</sup> January 2007

Well behaved pets are permitted in the block with prior  
written permission.

Year Built – Around 2006



Approx Gross Internal Area  
39 sq m / 415 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.