



6 Ranger Court, Praze Road,
Camborne, Cornwall, TR14 0FB







6 RANGER COURT, PRAZE ROAD, CAMBORNE, CORNWALL, TR14 0FB

ASKING PRICE £169,950 LEASEHOLD

First floor apartment with two bedrooms, lounge, kitchen, shower room, private parking and electric radiators. An ideal investment or first time purchase.

- * TWO BEDROOMS * KITCHEN * LOUNGE * SHOWER ROOM * DOUBLE GLAZING ***
- * ELECTRIC HEATING * PRIVATE PARKING * VILLAGE LOCATION * NO ONWARD CHAIN ***
- * EPC = E * COUNCIL TAX BAND = A * APPROXIMATELY 49 SQUARE METRES ***

A two bedroom first floor apartment offering spacious, light and airy accommodation enjoying views to the rear over the playing field. Benefitting from private parking and located within easy reach of the doctors' surgery, public house, shops and amenities, the property is offered with no onward chain and we recommend an early appointment to avoid disappointment.

Double glazed door to:

ENTRANCE LOBBY: With staircase rising, private door to:

APARTMENT 6: Door to:

HALLWAY: With electric radiator, access to the loft space, cupboard housing the hot water cylinder.

KITCHEN: 9' 11" x 7' 1" (3.02m x 2.16m) Double glazed window to the rear enjoying a pleasant outlook over the playing field, fitted kitchen comprising stainless steel sink with mixer tap and drainer, electric oven and hob with stainless steel extractor hood, a range of base and wall mounted cupboards, complementary tiling, plumbing for the washing machine, space for the fridge/freezer.

LOUNGE: 11' 7" x 9' 6" (3.53m x 2.90m) Double glazed window to the rear, pleasant outlook over the playing field, electric radiator.

BEDROOM ONE: 11' 6" x 8' 1" (3.51m x 2.46m) Double glazed window to the front, electric radiator, built in storage.

BEDROOM TWO: 10' 5" x 7' 6" (3.17m x 2.29m) Double glazed window to the front, electric radiator, built in storage.

SHOWER ROOM: 9' 9" x 4' 4" (2.97m x 1.32m) Double glazed opaque window to the rear, shower cubicle with wall mounted shower, vanity sink with storage under, low level WC with concealed cistern, complementary tiling, extractor fan, wall mounted electric heater, shaver socket.

OUTSIDE: Numbered parking bay and communal area with clothes line.

SERVICES: Mains electricity, water and drainage.

TENURE: Remainder of a 999 year lease from 2019.

CHARGES: Maintenance charge: £120 per quarter, including building insurance.

GROUND RENT: Peppercorn.

NB: No pets without permission and no business to be run from the property.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk