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**The Incline,
Portreath, Redruth**

**£169,500
Leasehold**





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Property Introduction

This first floor flat is being offered for sale chain free and is just one of five in a small block located on 'The Incline'.

The accommodation is light and bright throughout and consists of a lovely open plan lounge/kitchen/diner with breakfast bar and banquette seating to look out at the sea view. There are two double bedrooms and a modern shower room.

There is outside space specifically for the flat and an allocated parking space.

Location

Portreath is a highly desirable coastal village on Cornwall's rugged north coast and it is noted for its active harbour with 'day boats' used for fishing in the summer months and the lovely sandy beach is popular with surfers. Active throughout the year, the village has a variety of Public Houses and bars which offer dining facilities, local shops are nearby and include a well-respected bakery along with a village school.

The A30 trunk road can be found within five miles and Redruth, which is a similar distance, has a mainline Railway Station with direct links to London Paddington and the north of England. Truro, the administrative and shopping centre for Cornwall, is within fifteen miles as is the university town of Falmouth on the south coast. The historic mining town is situated within the vicinity of the coastal village of Portreath and country walks at Tehidy Country Park and Illogan woods.

ACCOMMODATION COMPRISES

Double glazed door opening to hallway with wall mounted electric heater. Doors opening off to:-

OPEN PLAN LOUNGE/KITCHEN/DINER 16' 2" x 13' 10" (4.92m x 4.21m) maximum measurements

A lovely light and bright dual aspect room with banquette seating by the picture window that looks out with a sea view across the roof tops. The kitchen area is arranged in a U-shape with a breakfast bar to one side with seating and to the other side is a range of wall and floor mounted units with worktop over and matching upstands plus drawers under. Integrated induction hob, integrated fridge/freezer, integrated eye level oven and microwave over. Space for washing machine. Double glazed window to side with sink and drainer below. Laminate flooring.

BEDROOM ONE 10' 0" x 7' 2" (3.05m x 2.18m)

Double glazed window and wall mounted heater.

BEDROOM TWO 10' 0" x 6' 11" (3.05m x 2.11m)

Double glazed window and wall mounted heater.

BATHROOM

Shower panelling to walls. Two obscure double glazed windows. Low level WC, pedestal wash hand basin and shower cubicle housing 'Triton' electric shower. Mirror tile arrangement to one wall. Airing storage cupboard housing immersion tank.

OUTSIDE

To the front there a small piece of outside space for the property and parking for one car. Steps lead up to a covered entrance porchway giving access to the entrance door.

SERVICES

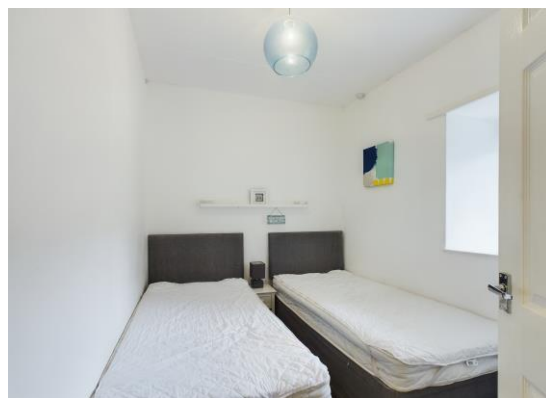
Mains electricity, mains water and mains drainage.

AGENT'S NOTES

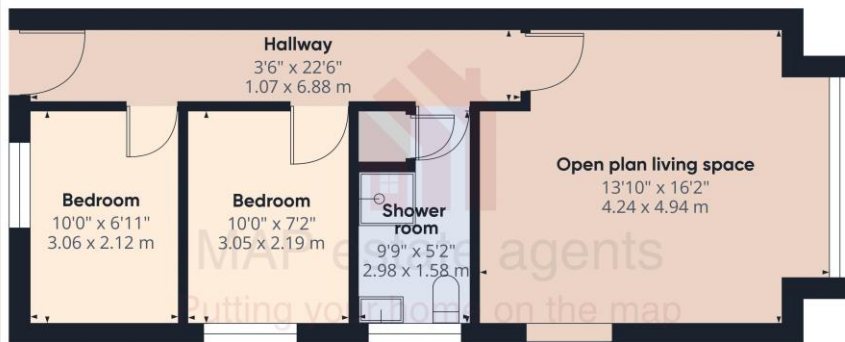
The Council Tax band for the property is band 'A'. Remainder of 999 year lease commencing in 1998, there are five flats in total who own an equal share of the freehold. Communal maintenance costs are equally split between the five flats. A monthly fee of £25.00 per apartment for buildings insurance. Peppercorn ground rent.

DIRECTIONS

From our office in Redruth, proceed from the main road to Portreath passing the seafront and then climbing up Tregea Hill towards Illogan. At the triangle, turn left and take the second left into Feadon Lane, take the first right into The Incline, follow along, you will see Marina Court in front of you on the right. If using What3words: glares.conned.burglars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
492.34 ft²
45.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



MAP's top reasons to view this home

- Offered for sale chain free
- First floor flat in small development
- Spacious and light accommodation
- Two double bedrooms
- Beautiful lounge/kitchen/diner with sea views
- Updated shower room
- Outside space and parking for one car
- Close proximity and lovely walks to Portreath Beach

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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