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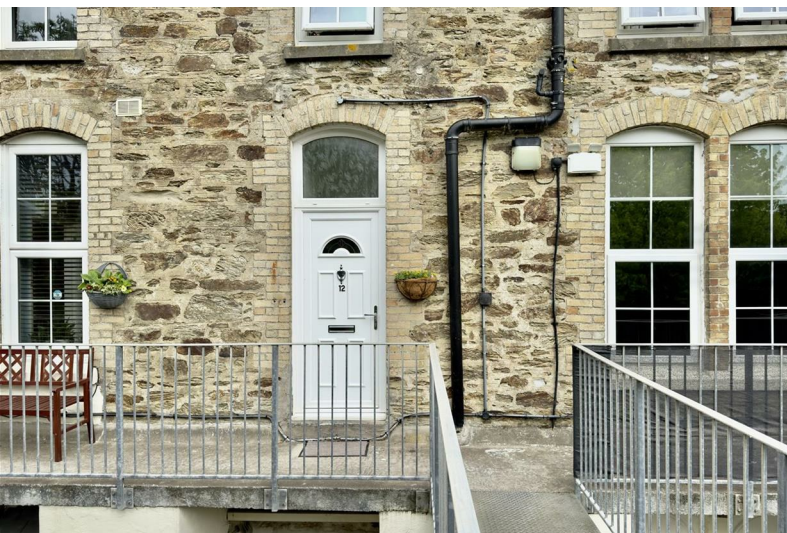
COASTAL & COUNTRY



12 Nampara Court Grannys Lane

, Perranporth, TR6 0HS

£270,000



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Nampara Apartments

This beautiful period complex of apartments and maisonettes stands clearly as one of Perranporth's most substantial and impressive buildings. Located in a prominent position overlooking Perranporth and Perrancombe the building dates back to the late 1800's where it was constructed as a convalescent home for John Passmore Edwards.

In recent years the house has been converted into 12 beautiful and spacious dwellings and in our opinion, number 12 is one of the most impressive. Offering it's own entrance door on the first floor into a small lobby that has stairs leading up to the main accommodation on the second/top floor, the Apartment offers a beautifully light and open loft style of living. The open-plan kitchen/living room with it's large arch windows, high ceilings and wood burner, to the large double master bedroom with its tranquil rural outlook, this truly is a must view apartment.

Accommodation comprises the entrance lobby with stairs to the first floor and it's long and light landing, from here there are doors off to the two bedrooms, bathroom and living room. To the outside, there is parking, guest parking, communal gardens, and an allocated storage cupboard and storage shed, both perfect for surfboard storage.

Within a short walk of Nampara apartments you will find yourself in the centre of Perranporth, a popular coastal town that offers a wide array of amenities for everyday living and holiday users

alike. From supermarkets, butchers, hairdressers, gift shops and a great choice of coffee shops, bars and eateries. There is also a regular bus service to neighbouring villages as well as Truro and Newquay and of course, the stunning three miles of sandy beach that in 2022 was voted The UK's No.1 beach.

Entrance Hall

Landing

Loft Style Living Room/Kitchen/Diner

15'10" x 13'0" (4.83m x 3.96m)

Bedroom One

14'4 x 11'4 (4.37m x 3.45m)

Bedroom Two

12'8 x 6'6 (3.86m x 1.98m)

Bathroom

5'7 x 5'4 (1.70m x 1.63m)

Outbuildings/Storage

To the side of the building there are a group of storage sheds for the apartments. Number 12 has a block storage shed and a storage cupboard allocated to it. Perfect for surfboard storage.

The Grounds and Parking

Nampara Court offers pleasant communal gardens that a delightful mix of lawned areas and planted bedding there are also lovely views over the adjoining woodland and across Perranporth.

There is parking allocated to each apartment as well as guest parking.

Tel: 01872 571454

Directions

Sat Nav: TR6 oHS

What3Words: ///easily.earmarked.silks

Lease Details

Lease Commencement Date: 1986

Years Remaining (as of 2023): 960

Service/Maintenance Charge: £1610pa

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can

be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



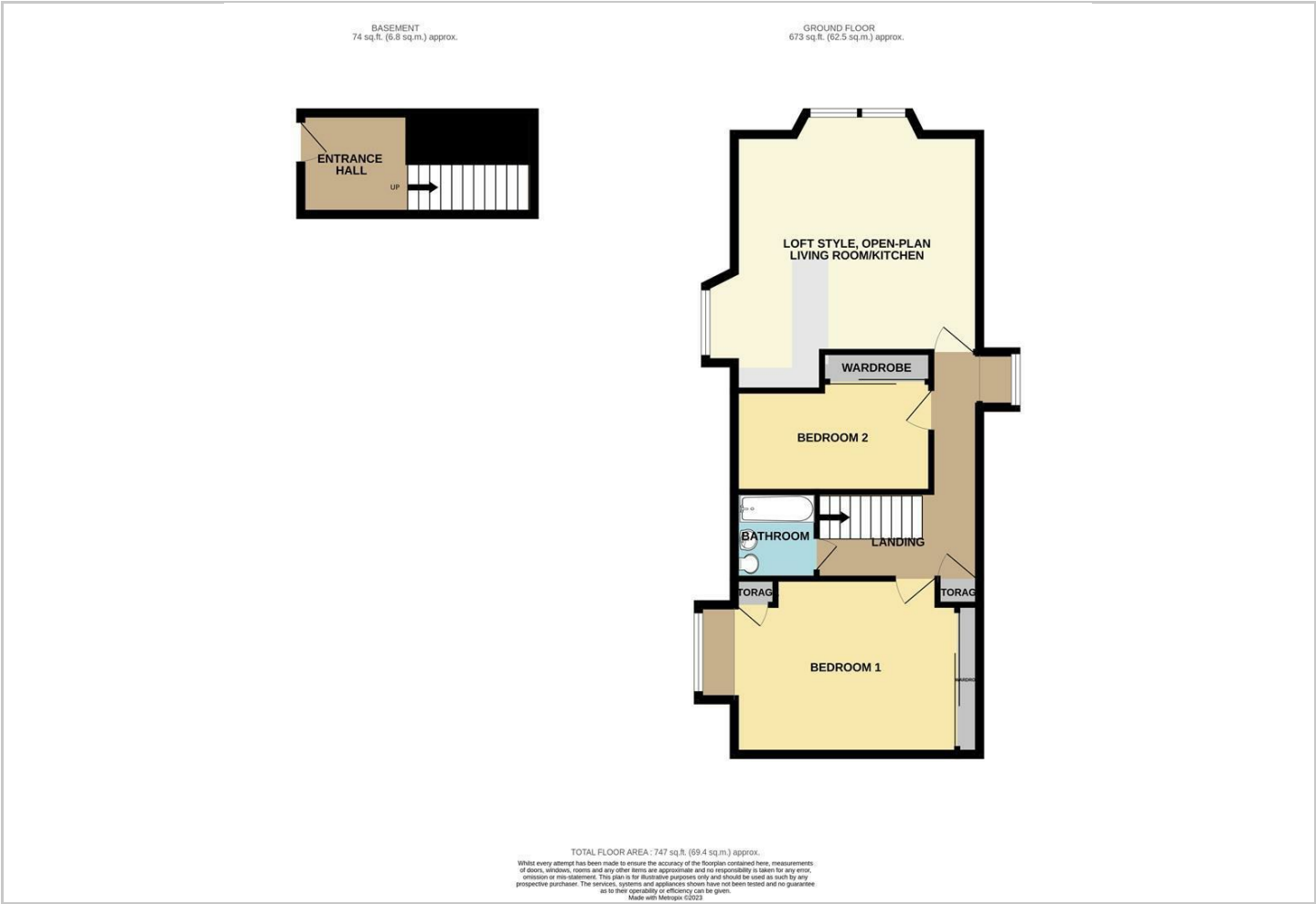
Hybrid Map



Terrain Map



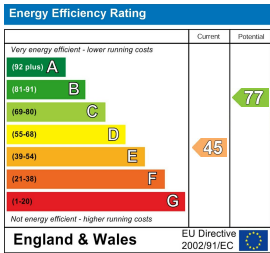
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.