

EST. 1999

C A M E L

COASTAL & COUNTRY



## Flat 6 Wheal Ramoth Atlantic Bay

St. Pirans Road, Perranporth, TR6 0NF

Asking Price £245,000



Walk down to the beach. Not a view from the apartment





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## The Property

This two bedroom first floor apartment located within the centre of the coastal resort of Perranporth is available with no ongoing chain. This makes it perfect for those looking for a lock up and leave property close to the beach, a holiday let property within one of Cornwall's most popular holiday locations or a permanent residence close to all your everyday amenities.

Perranporth is well known for it's the beautiful beaches and coastal walks but also provides a great array of amenities for your daily and nighty needs, from supermarkets, independent butchers, bakers and general shops., to restaurants and pubic houses.

## Kitchen

9'10" x 8'9" (3.00m x 2.67m)

## Living Room

13'9" x 8'10" (4.19m x 2.69m)

## Inner Hallway

6'2" x 2'7" (1.88m x 0.79m)

## Bedroom

8'6" x 8'2" (2.59m x 2.49m)

## Bedroom

8'6" x 8'2" (2.59m x 2.49m)

## Bathroom

5'10" x 5'6" (1.78m x 1.68m)

## Outside and Parking

The apartments are built around a well maintained communal central courtyard with lawns and borders. The apartment is at the end of the balcony, so perfect for those who wish to sit out and enjoy a morning coffee before heading to the beach.

There is one allocated residential parking space and one visitors' space allocated to each apartment within the permit controlled parking area.

## Property Information

Age of Construction: 1980's (Assumed)

Construction Type: Block(Assumed)

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: C

Tenure: Leasehold - 999 years (960 years remaining)

Maintenance/Service Charge : £275 per quarter

Buildings Insurance : £248.11 per annum

Ground Rent: £10 per annum

Parking: £10 per quarter

Service Charge Review: Annually

The freehold is owned by Atlantic Bay Flats Management Company Ltd. Each flat owner owns one share of this company.

## 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.

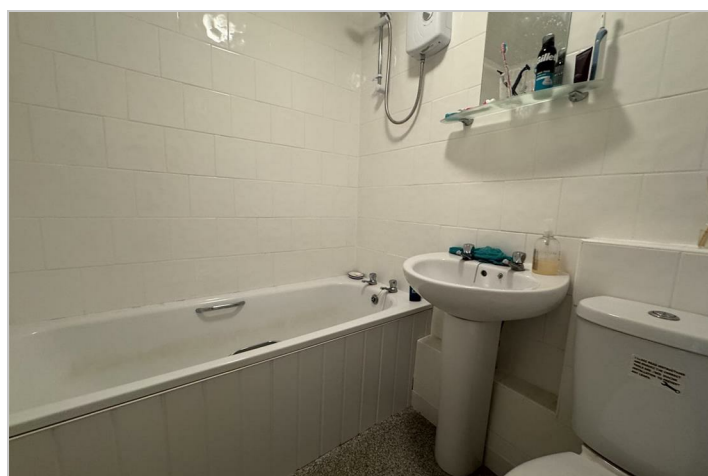
## PROPERTY MISDESCRIPTIONS

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



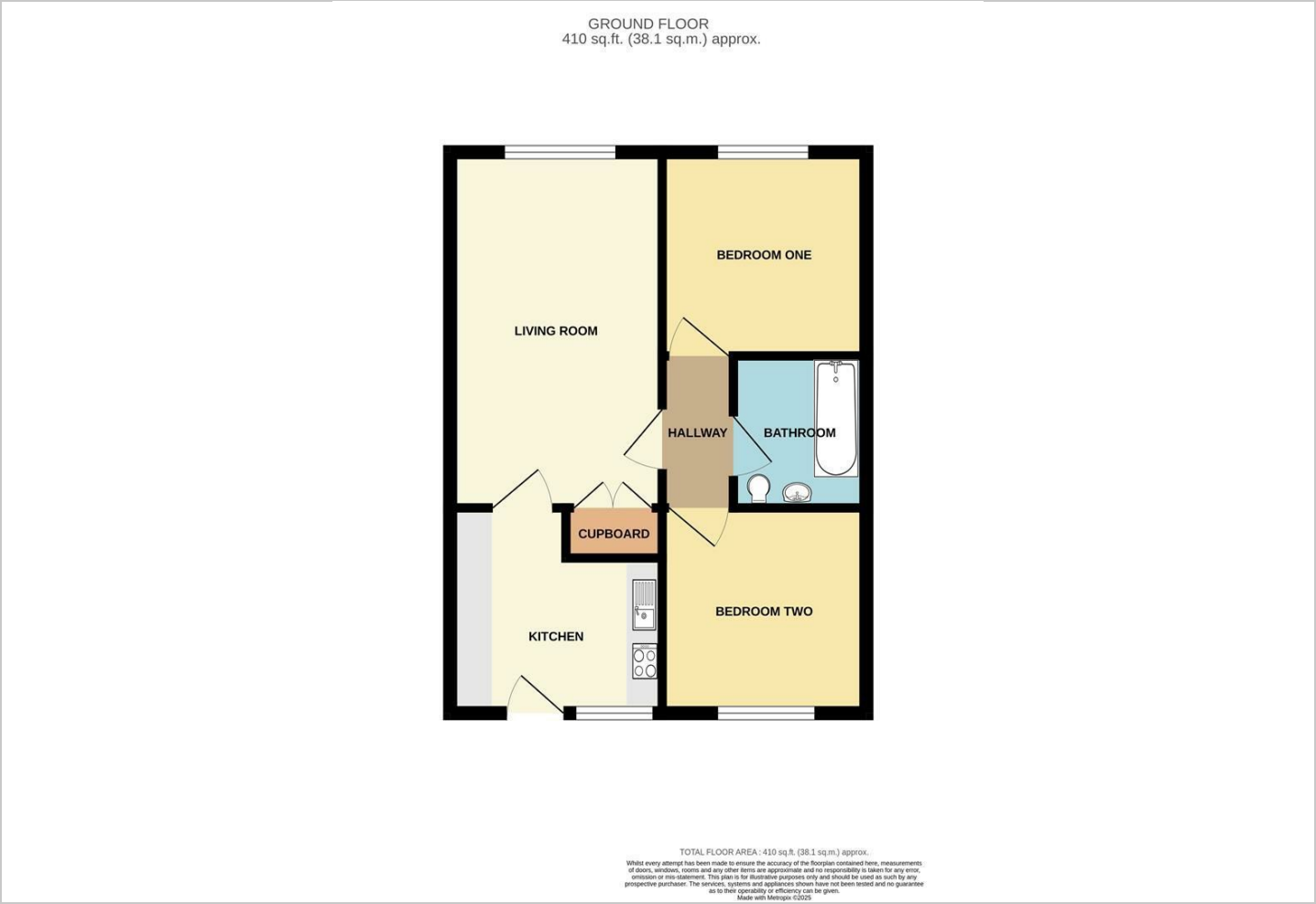
Hybrid Map



Terrain Map



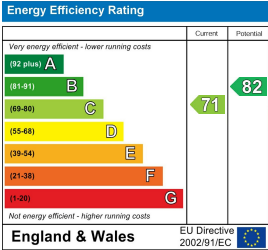
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.