

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 2 Marine Court

Wheal Leisure, Perranporth, TR6 0EY

Guide Price £219,950





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## The Apartment

This two-bedroom ground floor apartment is located within a level walk of the centre of Perranporth and just a few hundred metres from the beach.

Recently renovated by its current owner, the property is ideal for those looking to get their foot on the housing ladder, downsize, or purchase a holiday home or investment. The apartment's accommodation is all accessed from the hallway, with two bedrooms, a modern bathroom, and an open-plan living/dining room with a kitchen at one end.

There is double glazing throughout, and heating is provided by modern electric heaters. This property is truly ready to move into and the perfect lock-up-and-leave.

In addition to the stunning beach that Perranporth is famed for, you'll also find bus services, shops, supermarkets, coffee shops, pubs, and restaurants, all within walking distance. Perranporth also caters to the more active, with clubs for football, rugby, swimming, tennis, lawn bowls, and much more.

## Entrance Hall

10'7 x 2'9 (3.23m x 0.84m)

## Bedroom One

10'11 x 10'5 (3.33m x 3.18m)

## Bedroom Two

7'11 x 7'7 (2.41m x 2.31m)

## Living Room/Kitchen

21'11 x 9'11 (6.68m x 3.02m )  
narrowing to 7'6 in the kitchen

## Bathroom

7'8 x 4'10 (2.34m x 1.47m)

## Parking

One allocated parking space to the front of the apartments.

## Directions

Sat Nav: TR6 0EY

What3words: ///curated.conquests.king

For further information please contact Camel Coastal & Country

## Property Information and Lease Information

Age of Construction: 1980 Assumed

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: D66

Tenure: Leasehold

End of Lease: 2173 (148 yrs remaining at time of listing)

Service charge and Ground Rent: £865 per year (combined)

## Agents Notes

Tel: 01872 571454

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

#### MONEY LAUNDERING REGULATIONS

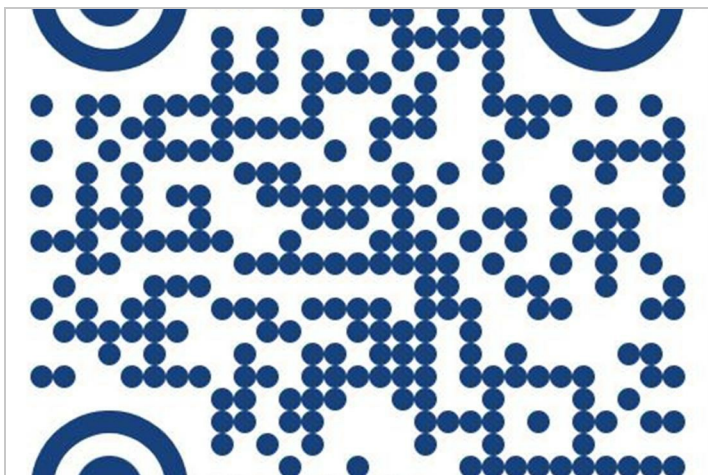
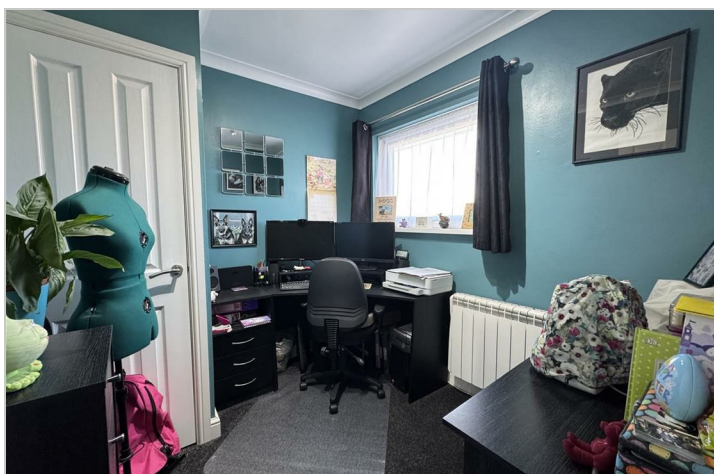
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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



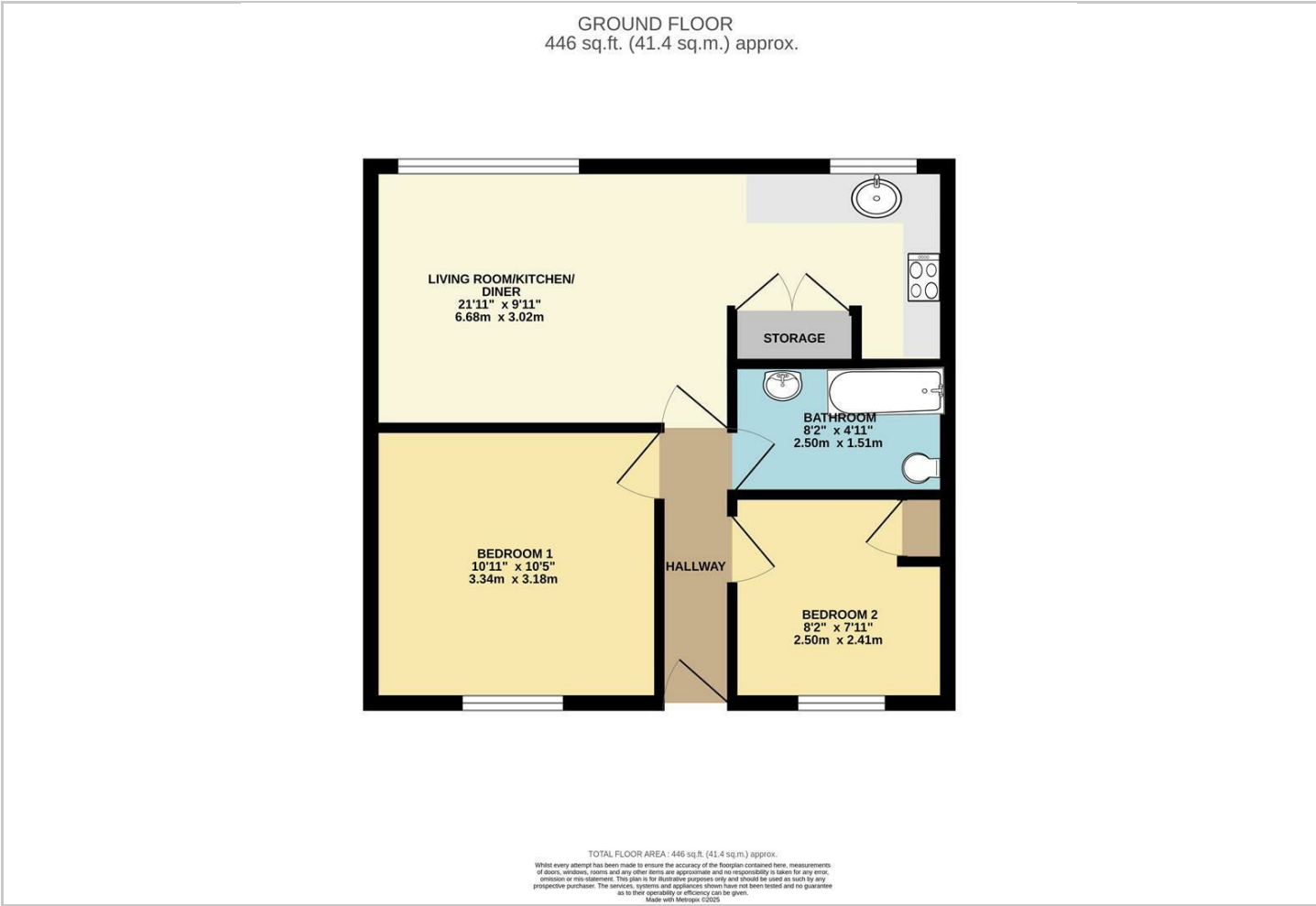
Hybrid Map



Terrain Map



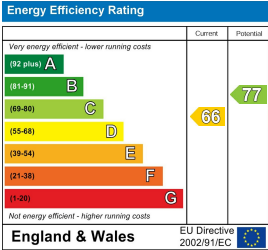
Floor Plan



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.