

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Flat 1, Greenfields St. Georges Hill

Perranporth, TR6 0DZ

Guide Price £250,000



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## The Apartment

This ground floor apartment benefits from two double bedrooms, a spacious open-plan living room with a modern kitchen, as well as private gardens and parking. It's the perfect home for first-time buyers or those looking to downsize while still enjoying outdoor space.

The apartment is one of two that make up this well-maintained building, with each owner holding a 50% share of the freehold. Accommodation includes an entrance hall, open-plan living room with kitchen, bathroom, and two bedrooms. The property features LPG heating and double glazing throughout.

Located on St George's Hill, the apartment is just a short walk from Perranporth's playing fields and tennis courts, as well as the village centre with its shops, cafés, and amenities - and, of course, Perranporth's famous golden beach. Bus stops are conveniently situated just a few yards from the property.

## Entrance Hall

## Living Room

17'7 x 12'5 (5.36m x 3.78m)

## Kitchen

8'0 x 7'8 (2.44m x 2.34m)

## Bedroom One

11'5 x 9'5 (3.48m x 2.87m)

## Bedroom Two

9'5 x 9'5 (2.87m x 2.87m)

## Bathroom

8'5 x 6'0 (2.57m x 1.83m)

## Gardens

Set off the living room and to the rear of the apartment there are lawned gardens with flower bed borders.

## Parking

There is one allocated parking space to the front of the property.

## Directions

Sat Nav: TR6 0DZ

What3words: ///afflicted.reporter.shorter

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1992

Construction Type: Block and Brick

Heating: LPG

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: E45

Tenure: Share of Leasehold

Lease 961 years remaining from 999 (date of listing)

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, 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

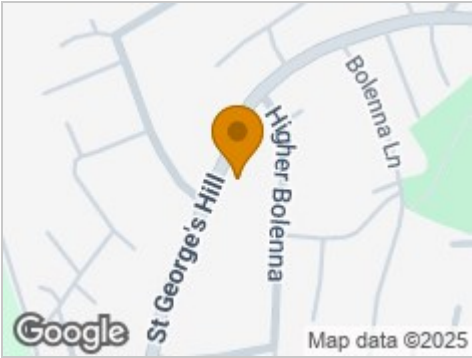
appointment to view before travelling to see a property.

## 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



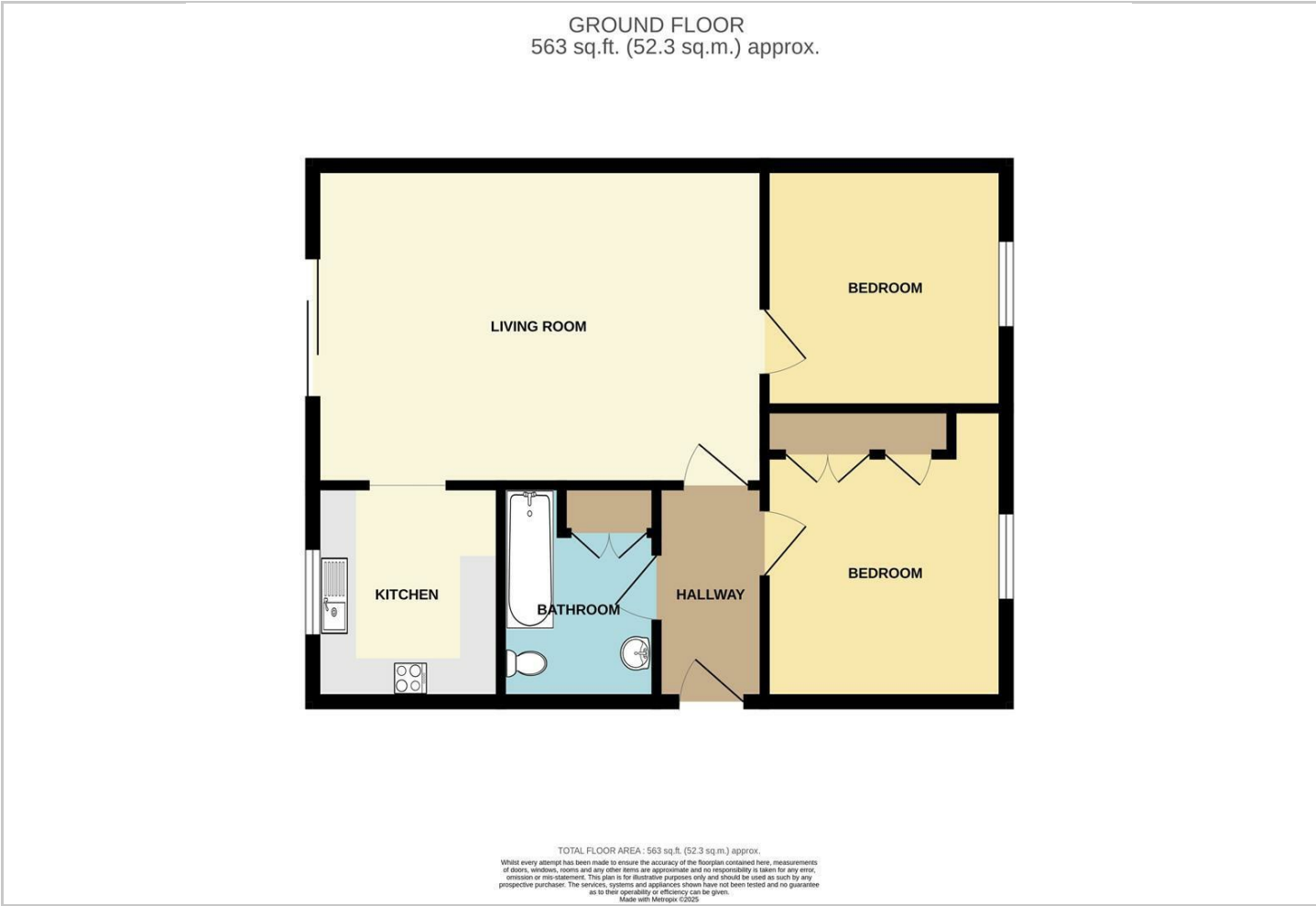
Hybrid Map



Terrain Map



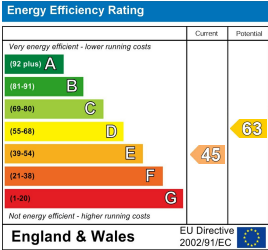
Floor Plan



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.