



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR34004349

£289,950

Flat 2, Harbour Court Flats,
North Parade, Portscatho, Nr. Truro, Cornwall, TR2 5HH

LEASEHOLD



To be sold with no onward chain, immediate vacant possession.

Set in the heart of Portscatho and only yards from the beach, a superbly presented 1 bedroomed, 1 shower roomed first floor apartment enjoying superb, elevated views of Gerrans Bay, along the coastline towards Nare Head and out to sea. With sea facing balcony and useful surf store.





SUMMARY OF ACCOMMODATION

Communal entrance and staircase rising to first floor.

Entrance hall, open-plan kitchen/dining/living room, bedroom, shower room.

Outside Elevated sea facing balcony. Surf store.



DESCRIPTION

Found in the heart of Portscatho, Flat 2 Harbour Court Flats is superbly positioned only yards away from the beach and in an elevated position to enjoy the fantastic sea and coastal views on offer.

Accessed from a communal entrance, stairs rise to the first floor to Flat 2 whereupon entering is a superbly presented open-plan kitchen/dining/living room enjoying the views on over. With a beautifully appointed kitchen and door out onto the sea facing balcony.

The bedroom is to the rear and has two large built-in wardrobes and a very useful utilities cupboard with storage cupboard above as well as having further storage between the bedroom and the shower room. The shower room is beautifully appointed.

Externally accessed is a useful surf store with space for beachgoing activities.

The scarcity of such beautifully appointed apartments with such superb and far reaching views cannot be over emphasised and therefore a viewing is wholeheartedly recommended by the vendor's sole agent.



LOCATION

Roseland is the name given to the beautiful unspoilt peninsula bordering the eastern side of the Carrick Roads – the Fal Estuary, bounded to the north by the River Fal and Ruan Lanihorne and extended south to the tip of the peninsula at Zone Point beyond the famous St Anthony's Lighthouse, with the lovely Percuil River providing sheltered moorings meandering down its centre.

Harbour Court Flats occupies an enviable position with Flat 2 in particular enjoying a fantastic elevated position with beautiful views over Gerrans Bay, along the coastline towards Nare Head and out to sea.



Portscatho is situated on a ridge of land which slopes down to the little harbour and is one of the most charming and picturesque in Cornwall. The location offers easy access to both Truro (about 15 miles) and St Mawes from which access is given to the superb sailing waters on the Percuil River. The village has a number of well regarded pubs, cafés and shops including The Boathouse Restaurant, the Plume of Feathers public house and at the top of Highertown Road, The Standard Inn.

The cathedral city of Truro, the county's administrative centre has a main rail link to London Paddington. Communications are good, with the A30 dual carriageway just north of Truro giving fast access to the M5 motorway at Exeter. Cornwall Airport Newquay at St Mawgan provides regular flights to a number of national and international destinations.

Much of the countryside surrounding Portscatho and Gerrans is owned by the National Trust and designated as an Area of Outstanding Natural Beauty with numerous scenic creekside and coastal walks within easy reach. The nearby Percuil River and St Mawes are ideal places to keep either a yacht or dinghy, together with its creeks and inlets they provide fantastic opportunities for day sailing.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From North Parade a communal front door opens to the communal hall with staircase rising to the first floor to the front door for Flat 2 which opens into:-

ENTRANCE HALL Storage cupboard. Doors to:-

OPEN-PLAN KITCHEN / DINING / LIVING ROOM UPVC double glazed window overlooking Gerrans Bay towards Nare Head, along the coastline and out to sea. The kitchen is beautifully appointed with dove grey Shaker style base units and drawers set under oak worktops with overmounted ceramic sink with hot and cold mixer tap. Built-in Lamona oven and mounted four ring Lamona ceramic hob with extractor above. Undercounter fridge/freezer and built-in breakfast bar to one end. Off the kitchen a uPVC half glazed door opens onto the sea facing balcony.



BEDROOM Large uPVC double glazed window to the rear elevation. Built-in wardrobes to one end and to the other a useful utilities cupboard with storage cupboard above.



SHOWER ROOM Obscure uPVC double glazed window to the rear elevation, low flush wc, wash hand basin mounted on pedestal with hot and cold taps, large corner shower cubicle with Aquas shower with rainfall head and handheld attachments, heated towel rail.

OUTSIDE

Accessed off the kitchen is the sea facing balcony with superb elevated views along the coastline towards Nare Head, large swathes of Gerrans Bay and out to sea. Accessed externally is a very useful surf store.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR2 5HH.

SERVICES Mains water, drainage and electricity. Heating is provided by modern electric radiators.

MOBILE PHONE COVERAGE All major providers available.

BROADBAND Superfast broadband available – 44Mbps highest available download speed. 8Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND A (see www.mycounciltax.org.uk).

TENURE Leasehold Remaining term of 999 year lease commenced on 2nd April 2004. Ground Rent Payable a peppercorn. Service charge is 1/7th of the overall costs covering building insurance and maintenance of communal areas, currently £250 per quarter. The freehold is owned by Harbour Court (Portscatho) Management Company Limited.

DIRECTIONS Upon entering Gerrans proceed along Churchtown Road and after reaching Gerrans Church immediately turn left and descend down Highertown Road continuing along River Street past the square and North Parade can be found on the left hand side and Harbour Court Flats will be found after a short distance on the right hand side.

WHAT3WORDS///kettles.regarding.scrap.

AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

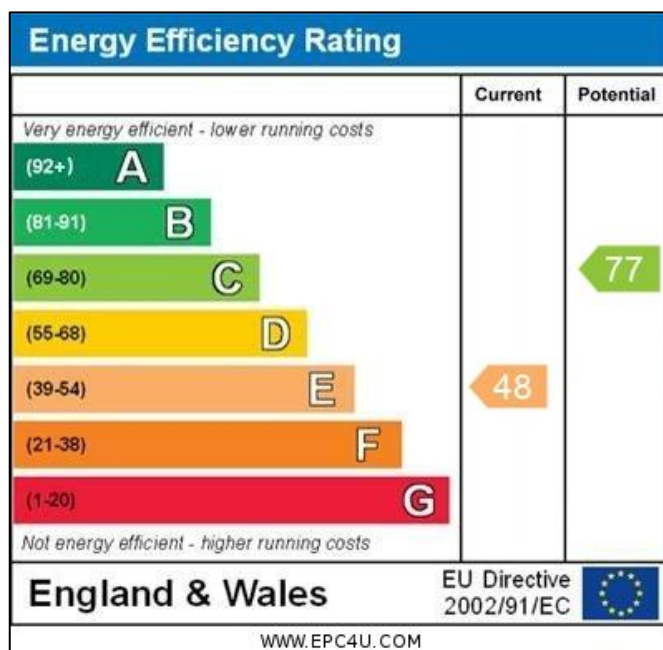
AGENT'S NOTE 2 The lease states that the property must be used as a private residence in the occupation of one family. The Deed of Variation has been created and now the property can be holiday let as long as you notify the landlord in writing that you are going to use the property for holiday letting purposes.

AGENT'S NOTE 3 You are allowed to keep caged birds and one dog or cat with prior permission from the landlord. Such permission is unlikely to be withheld.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

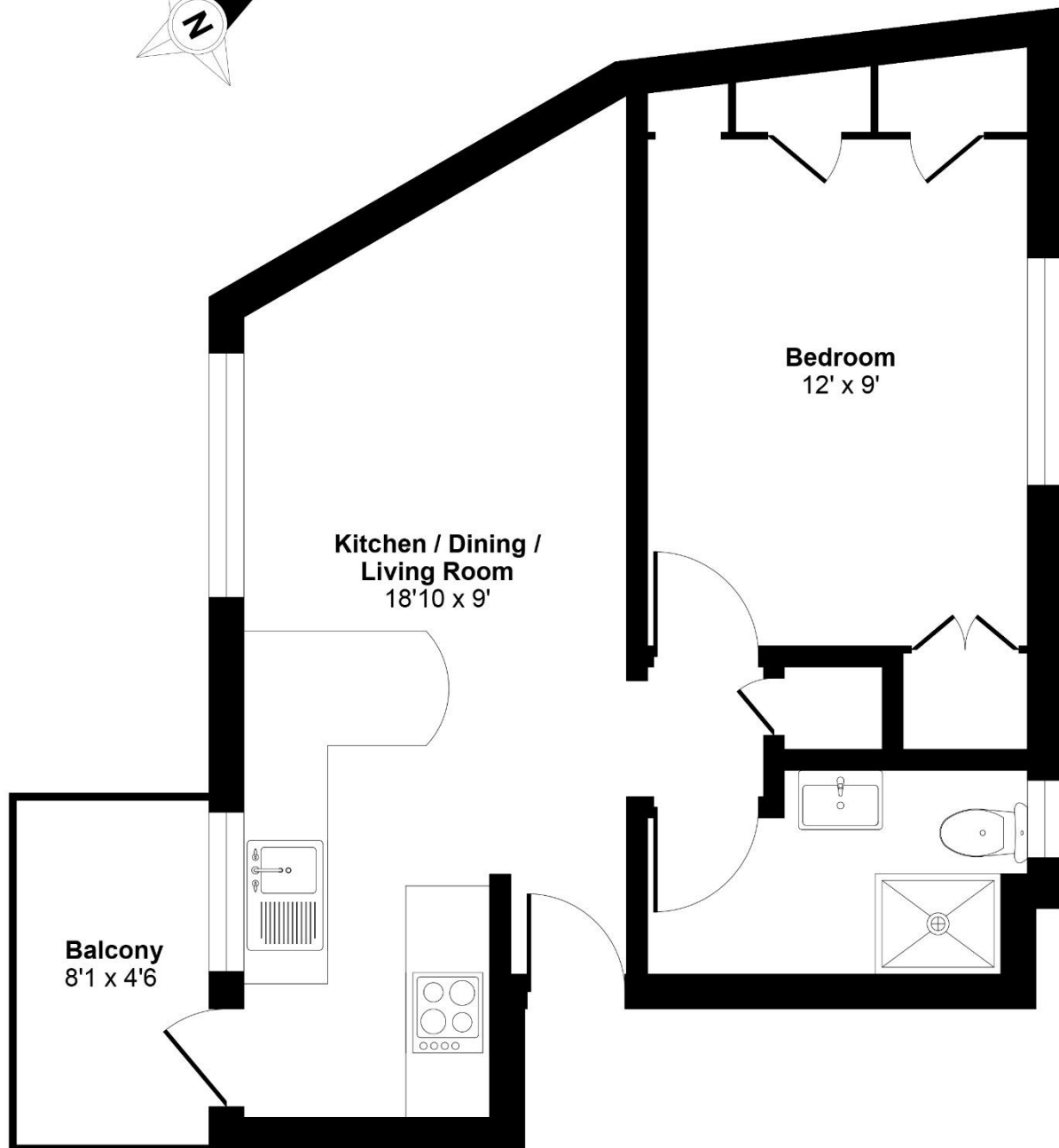


Not to scale – for identification purposes only.

Harbour Court Flats, North Parade, Portscatho, Truro

Approximate Area = 380 sq ft / 35.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillicrap Chilcott. REF: 1267137

