

# CHRISTOPHERS

ESTATE AGENTS



GENERAL VIEW OF THE BUILDING

An opportunity to purchase a one bedroom, modern first floor apartment with private parking, just moments from Porthleven Harbour.



Situated just moments from the harbour with all of its amenities, is this well presented, one bedroom modern first floor apartment. The residence, which benefits from double glazing, is well proportioned and has a pleasant balcony area which is accessed from the open plan lounge/kitchen/diner.

In brief. the accommodation comprises a hall, W.C., bedroom, walk-in wardrobe, en suite bathroom, open plan lounge/kitchen/diner. To the outside there is an allocated parking space.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point around which cluster many public houses, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant with national stores, cinema and sports centre with indoor swimming pool. Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by the National Trust and where one may delight in many walks through the Cornish countryside and around Loe Pool which is Cornwall's largest natural freshwater lake.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to -

#### HALL

With outlook to the front, doors to a W.C., bedroom and door to -

#### LOUNGE/KITCHEN/DINER 6.40M X 4.80M AVERAGE MEASUREMENTS (21' X 15'9" AVERAGE MEASUREMENTS )

An open plan room which is dual aspect with outlook to the front and rear. Built-in cupboard. A door opens on to a balcony.

#### KITCHEN AREA

Comprising attractive working top surfaces incorporating a sink with mixer tap, cupboards and drawers under and wall cupboards over. Built-in appliances include an oven with hob and hood over, fridge/freezer, washing machine and a dishwasher.

#### W.C.

Comprising close coupled W.C., wall mounted washbasin with mixer tap and a tiled floor.

#### BEDROOM 3.20M X 2.97M (10'6" X 9'9")

With outlook to the front and door to the en suite and door to -

#### WALK-IN WARDROBE 1.98M X 1.75M (6'6" X 5'9" )

A good sized walk-in wardrobe with shelving and hanging rails. There is a window to the rear.

#### EN SUITE

Bath with mixer tap and flexible shower attachment, pedestal washbasin with mixer tap over and a close coupled W.C. The room has partially tiled walls, a window with frosted glass to the rear and an airing cupboard housing a water tank with immersion heater.

#### OUTSIDE

To the outside is an allocated parking space.

#### SERVICES

Mains electricity, water and drainage.

#### AGENTS NOTE ONE

We are advised that this property is a leasehold apartment with a remainder of a 125 year lease which was granted on 25.12.2002. There is a ground rent currently of £100 per annum and the estimate service charge for 2024 is £954.87.

#### AGENTS NOTE TWO

The exterior of the property has blue cladding which we are advised is of wood construction.

#### AGENTS NOTE THREE

There is a car park at the property and we are advised number 7 has one allocated space.

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### DIRECTIONS

From our Porthleven office, proceed down the hill and along Commercial Road, passing the Harbour Inn on your left hand side. An archway through to the parking area of St. Elvans Courtyard will be found after a short distance on your left hand side.

#### CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

#### COUNCIL TAX

Council Tax Band A.

#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

18th June, 2024.

# 7 ST. ELVANS COURTYARD, PORTHLEVEN, TR13 9FB PRICE GUIDE £245,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.





This is a general view of the building

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	77
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
	England & Wales	

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