



GENERAL VIEW OF THE BUILDING

**7 St. Elvans Courtyard, Porthleven, TR13 9FB**

£232,000 Leasehold

**CHRISTOPHERS**  
ESTATE AGENTS



## 7 St. Elvans Courtyard

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- PRIVATE PARKING
- MOMENTS FROM THE HARBOUR & AMENITIES
- COUNCIL TAX BAND A
- LEASEHOLD
- EPC - C73

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 21' x 15'9" average measurements (6.40m x 4.80m 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 10'6" x 9'9" (3.20m x 2.97m)**

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

**WALK-IN WARDROBE 6'6" x 5'9" (1.98m x 1.75m )**

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**

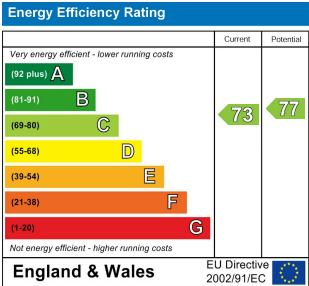
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

18th June, 2024.



This is a general view of the building.



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

## Christophers Estate Agents

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