



Wheal Leisure

Perranporth

TR6 0EY

Offers Over £200,000

- FIRST FLOOR APARTMENT
  - TWO BEDROOMS
  - SEA AND BEACH VIEWS
  - OPEN PLAN/LOUNGE/KITCHEN/DINE
- THREE PIECE BATHROOM
- ELECTRIC HEATING
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 484.38 sq ft



### PROPERTY DESCRIPTION

Located just a short walk to Perranporth's golden sandy beach and local amenities is this First floor apartment enjoying beach and sea views. The accommodation comprises an open plan/lounge/kitchen/diner, two bedrooms and bathroom whilst outside, there is communal parking available. Offered for sale with no onward chain .

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Double glazed door into:

#### OPEN PLAN LOUNGE/KITCHEN/DINER

21'10" max x 9'8" max (6.66m max x 2.96m max)

A comfortable living space with double glazed window, night storage heater, kitchen area with fitted units and wood effect work surfaces with tiled splash backs, spaces for oven and white good, stainless steel sink with mixer tap and drainer, double glazed window.

#### BEDROOM ONE

9'10".78'8" x 10'2" (3..24m x 3.11m)

Double glazed window with beach and sea views, night storage heater.

#### BEDROOM TWO

8'3" x 7'11" (2.52m x 2.42m)

Double glazed window with beach and sea views, night storage heater.

#### BATHROOM

A three piece bathroom suite comprising bath with electric shower over, W.C and hand basin with tiled splash back, night storage heater, obscure double glazed window.

### MATERIAL INFORMATION

Council tax band: A

Tenure: Leasehold - A brand new 999 year lease will be applied on completion

Maintenance charge: £70 pcm

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

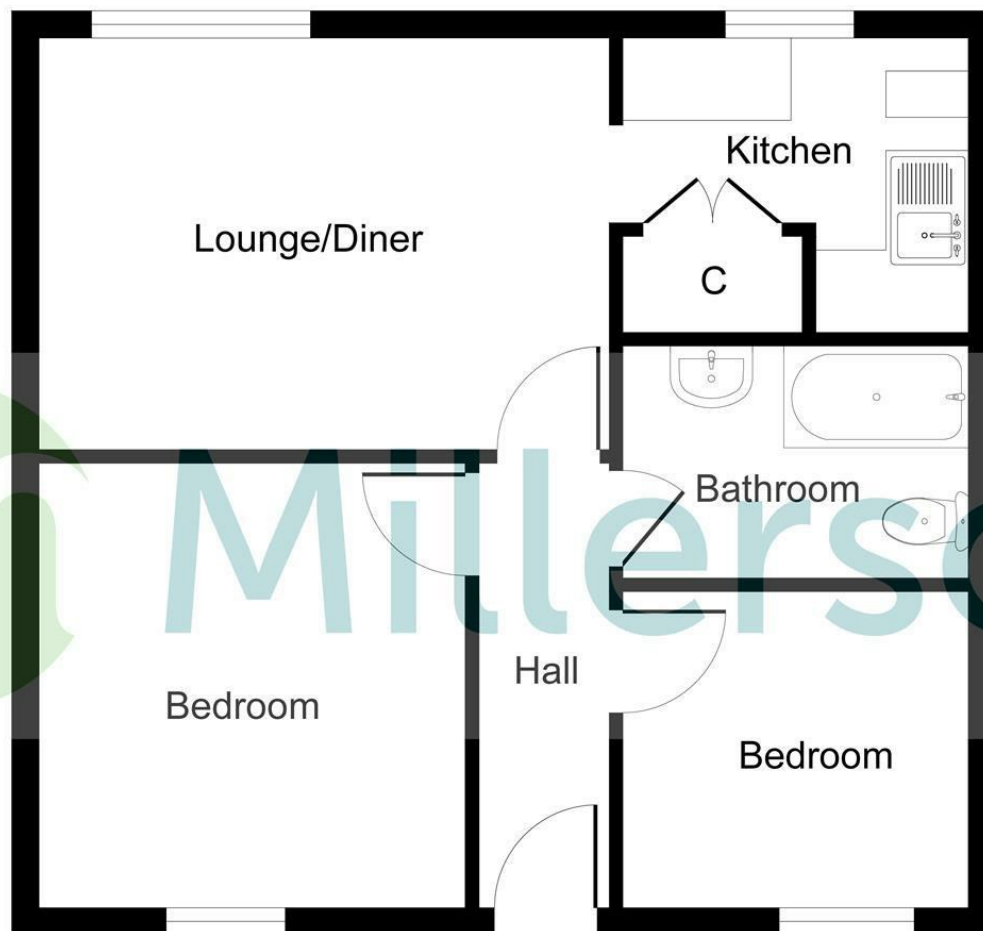
Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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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>	74	81
(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		
England & Wales <small>EU Directive 2002/91/EC</small>		

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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