



12, Retreat Court, St. Columb, TR9 6AD

david ball
Agencies

Chain Free. Welcoming to the market this immaculate two bedroom apartment situated in the historic Cornish market town of St Columb Major. Being located in the stunning conversion of Retreat Court, the property has plenty of character and style including high sash windows. The accommodation comprises two bedrooms, family bathroom and open plan living kitchen/diner. There is a allocated parking space and access to the stunning well maintained communal gardens. Viewing highly recommended.

Asking Price £205,000 Leasehold

Key Features

- Chain Free
- Impressive Historic Building
- Communal Landscaped Gardens
- Ground Floor Apartment
- Two Bedrooms
- Located in the Town of St Columb Major
- Allocated Parking
- Internal Viewing recommended

Location

Retreat Court can be found in the historic market town of St Columb Major. St Columb Major benefits from amenities which include a church, school, doctors surgery, banks, local shops, convenience stores, public houses a hardware store and restaurants. The coastal town of Newquay is approximately seven and half miles distance and has a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Entrance Hall

7'10" x 7'4" (2.39 x 2.24)

Wooden door to communal entrance hall. Storage cupboard. Doors to subsequent accommodation.

Lounge

15'8" x 13'7" (4.79 x 4.16)

Dual aspect wooden single glazed windows. Radiator. Opening into





Kitchen

15'10" x 8'9" (4.83 x 2.67)

Dual aspect wooden single glazed windows. Radiator. A fitted kitchen with a range of range of base, wall and draw units with roll top work surfaces over. Inset stainless steel sink units with mixer tap. Integrated washing machine, Space for a free standing fridge freezer and range style gas cooker.

Bedroom One

10'9" x 9'7" (3.28 x 2.93)

Wooden single glazed window. Radiator.

Bedroom Two

Wooden single glazed window. Radiator.

Bathroom

7'0" x 5'6" (2.14 x 1.68)

A panel bath with a mixer tap along with a mains fed overhead shower. Pedestal wash hand basin, Low level WC with cistern. Part tiled walls. Heated towel rail. Extractor fan.

Externally

Externally the property offers landscaped communal gardens and large communal parking area.

Leasehold Information

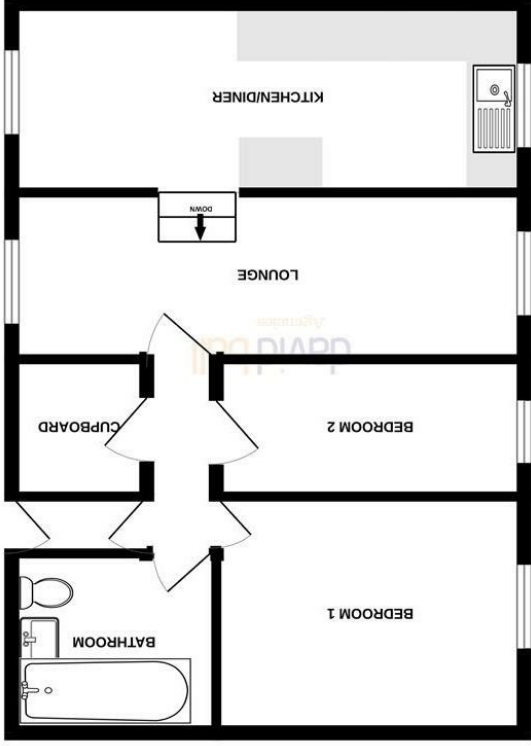
999 year lease with 988. Ground Rent currently set at £66.78. Annual service charge £1,440.00. Annual insurance premium contribution £150.00.





Connecting People to Property Perfectly

e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH



GROUND FLOOR
555 sq. ft. (51.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes and should be used as a guide only. Prospective purchasers. The fixtures, fittings and appliances shown have not been tested and no guarantee is given. Made with Metagix (2023)

| Energy Efficiency Rating | |
|---|-------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A (82 plus) | A (82 plus) |
| B (81-81) | B (81-81) |
| C (69-80) | C (69-80) |
| D (55-68) | D (55-68) |
| E (39-54) | E (39-54) |
| F (21-38) | F (21-38) |
| G (1-20) | G (1-20) |
| Not energy efficient - higher running costs | |

England & Wales
EU Directive 2002/91/EC

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied services and appliances have not been tested by the vendors agent. Prospective purchasers should be advised to check their own enquiries. 5. All dimensions are approximate.