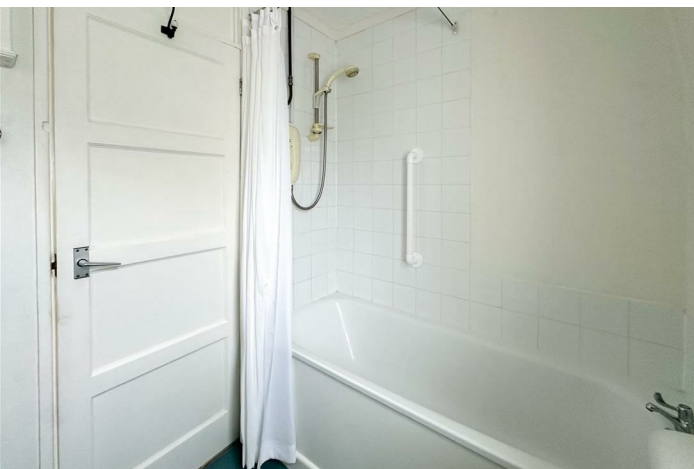


18 Pengersick Estate
Praa Sands, TR20 9RE







18 Pengersick Estate Praa Sands, TR20 9RE

****BEING SOLD WITH NO ONWARD CHAIN**** This two bedroom first floor flat is ideally situated within walking distance to a popular lifeguarded beach, perfect for enjoying sunny days and seaside adventures. Although it requires updating throughout, the flat offers well proportioned living accommodation, providing a blank canvas for your personal touch. The living room benefits from distant sea views, while the kitchen offers plenty of storage space. One of the standout features of this property is the outdoor space, which is not commonly found in most flats and includes a large garden and patio area. The property is of 'Cornish Unit' construction and we therefore believe that it is not suitable for those looking to purchase with a mortgage. However we advise purchasers to make their own enquiries prior to making an offer on the property.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE £105,000

Location

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltered dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset whilst indulging in a drink at the Stones Reef Beach Bar. There is a well regarded Golf Course and Leisure Centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including The Welloe where you can enjoy a delicious pizza with a panoramic view of the ocean. From Praa Sands the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

Accommodation

Stairs leading to First Floor Landing
Hallway
Kitchen
Living Room
Bathroom
Bedroom One
Bedroom Two

Garden

The garden is a real highlight and wraps around the side of the property. Hedges provide a good level of privacy with the main garden mainly laid to lawn. There is also a patio area perfect for outdoor seating.

Lease Information

Our client has informed us that the term of the lease is a new 999 years lease. The insurance for 2024-2025 is £145.32

Agents Note

The annual service charge for 2024 - 2025 is £839.32 payable to Coastline Housing.

Agents Note Two

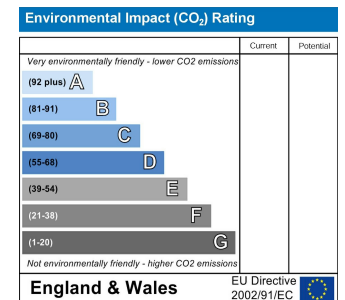
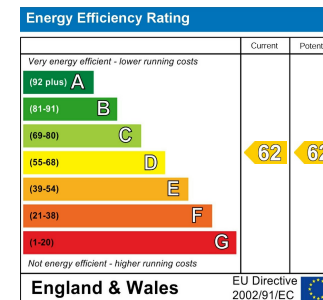
Our client has informed us that there are Painting & Repairs works due 2029/30 which is are an approximate cost of £400, based on current costs.

Services

Mains water, electricity. Private drainage. Oil Fired Central Heating.

Council Tax Band- A





Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations – Purchasers

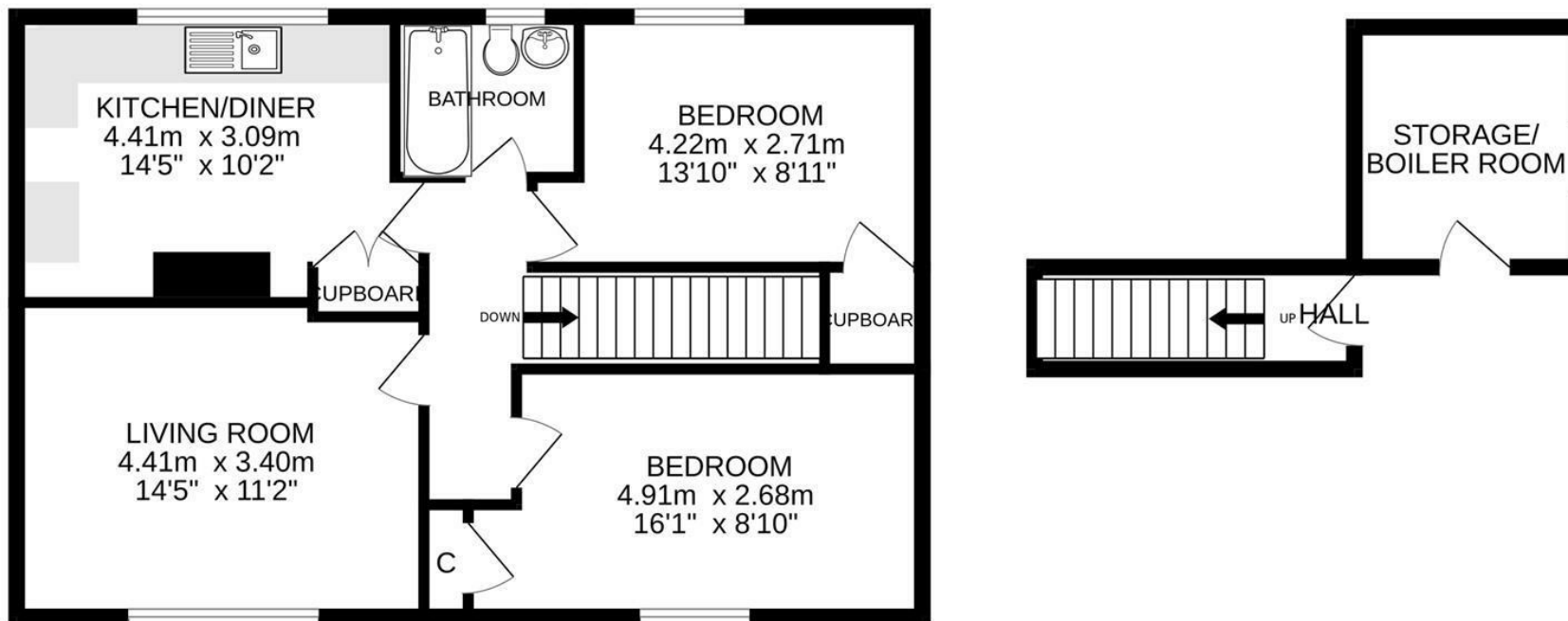
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



73.1 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA : 73.1 sq.m. (787 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

