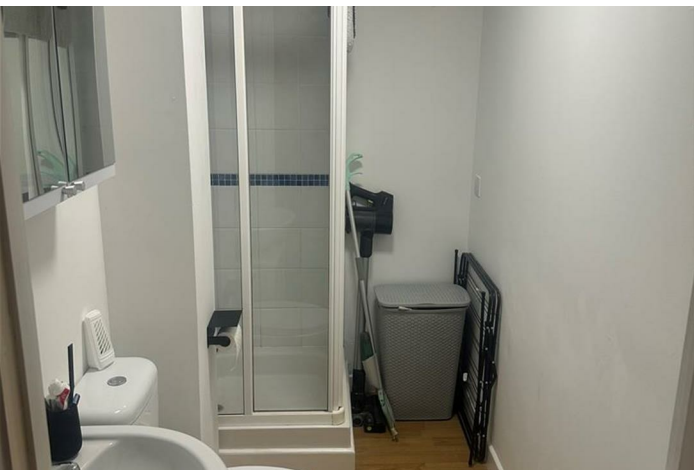


Apartment 13, Lamorak House Breaview Park Lane Redruth, TR15 3PU







Apartment 13, Lamorak House Breaview Park, TR15 3PU

This home is a second floor apartment of Lamorak House, located in Pool.

If you would like to apply for this property, please register your interest and Coastline's Sales Team will be in touch with further information and guidance on the next steps to take to apply.

The property itself is located close to the centre of Pool, offering a good range of everyday amenities and facilities, all of which are within easy reach from the home. The location also benefits from good road transport links, with access onto the main A30 trunk road, available nearby.

The accommodation may be briefly summarised as follows:

- Ground floor to second floor – communal entrance hallway and staircases rising to an external second floor landing.
- Second floor (subject) - entrance hallway, bedroom (3.25m x 2.29m), shower room/WC (1.34m x 2.29m), and open plan living/kitchen area (4.95m x 3.37m – opening to projection of 0.45m x 1.78m).
- The gross internal floor area of the property is approximately 33 m².

Coastline
housing

Get in touch

T: 01209 200230

E: home.ownership@coastlinehousing.co.uk

Visit our website: www.coastlinehomeownership.co.uk



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk

| www.thematherpartnership.co.uk

Price and Costs

Estimated costs

Open market value: £95,000

Minimum share: £61,750

Rent PCM: £116.64

Monthly service charge: £215.69

Eligibility

There are no local connection requirements for this home.

Lease Information

Lease Length: 83 Years

Tenure- Leasehold**All Enquiries**

All enquiries received by The Mather Partnership will be forwarded onto Coastline Housing's Shared Ownership department to be dealt with. We will forward all of your details that you provide to us. Alternatively, please contact Coastline direct see photograph labelled "contact info".

Council Tax Band- A**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.

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/>

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.

