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BILL BANNISTER

Sales & Lettings



2 Penberthy Court Penberthy Road

Portreath, Redruth, TR16 4LR

Guide Price £235,000



Offered for sale with no onward chain, this well presented modern ground floor flat is situated in the popular coastal village of Portreath within walking distance of the beach. The accommodation benefits from two bedrooms, an open plan lounge/diner/fitted kitchen and a shower room. Externally there is an enclosed private courtyard and a communal grassed area plus parking facilities.



We are pleased to bring to market an exciting opportunity to reside or acquire an investment opportunity within walking distance of the beach! Offered for sale is this two bedroom, bright and airy ground floor apartment with parking. On entry, there is a shower room which thereafter leads to the two bedrooms via an L-shaped hallway. There is a generous open plan lounge/diner/kitchen with access via sliding patio doors to a south facing patio and communal garden area. In terms of location, the local beach is within just a half mile, the famous coastal path is also very close by whilst there are many other local beaches within easy reach. Portreath itself offers a public house, cafes and local shops plus a fish and chip shop. Further afield, Camborne and Redruth town centres are equidistant and can be reached in less than fifteen minutes by car. Tehidy Woods is less than ten minutes by car but can also be reached on foot in a little over half an hour. Tehidy Park Golf Club is around five minutes away by car.

A wooden front door from a communal hallway leads to:

L SHAPED HALLWAY

Sunhouse night storage heater below a upvc double glazed window overlooking the front aspect. EI optical smoke alarm and door to:

SHOWER ROOM

6'5" x 7'1" (1.98m x 2.18m)
Low level wc, wash hand basin with a tiled splash back, mirror and a Linolite pull cord light with shaver socket above. Shower cubicle with sliding door entry and a Mira Vee electric shower. Door to a full height storage cupboard housing a hot water cylinder with a slatted shelf above. Chilton Powerflow pull cord high level wall mounted electric heater and a Vectaire extractor. Upvc obscure double glazed window to the front aspect.

OPEN PLAN LOUNGE/DINER/KITCHEN

LOUNGE/DINER AREA

18'6" x 11'7" (5.65m x 3.54m)
Sunhouse night storage heater and upvc double glazed sliding patio doors to the rear patio and garden.

KITCHEN AREA

6'11" x 10'2" (2.11m x 3.10m)
A range of eye level and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Integrated Lamona oven, grill and hob with an extractor hood over. Space and plumbing for a washing machine.

BEDROOM 1

10'8" x 10'8" (3.27m x 3.26m)
Dimplex wall mounted heater below a high level three pane upvc double glazed window to the side aspect.

BEDROOM 2

10'2" x 7'5" (3.10m x 2.27m)
Upvc double glazed window overlooking the front aspect.

OUTSIDE

Patio doors lead out to a rear slabbed pathway giving access to the front of the building via a gate. There is a fully enclosed gravelled garden with a Brabantia wall mounted clothes dryer and an external power point. There is a communal raised lawned area with mature borders of mature bushes, shrubs and trees having a westerly view towards the north coast. To the front there is parking for a number of vehicles and steps up to the communal front door which is also accessed via a ramp.

DIRECTIONS

Proceed into the village of Portreath passing the primary school on the left hand side and Penberthy Court will be found a little further on again on the left hand side.

AGENTS NOTE

TENURE; Leasehold - 999 years commenced on 1/1/2003. Maintenance Charge £80 per calendar month.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 14 Mbps, Superfast 75 Mbps (sourced from Ofcom).

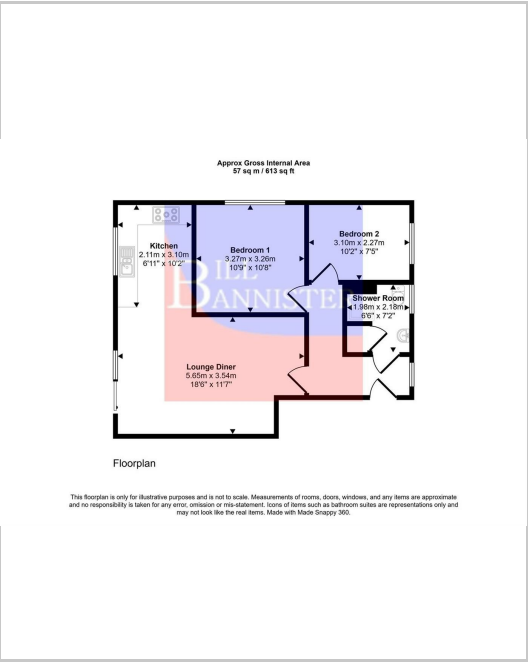
Mobile signal -

EE - Good outdoor only, Three - Variable indoor & good outdoor, O2 - Variable indoor & good outdoor, Vodafone - Good indoor & outdoor (sourced from Ofcom).

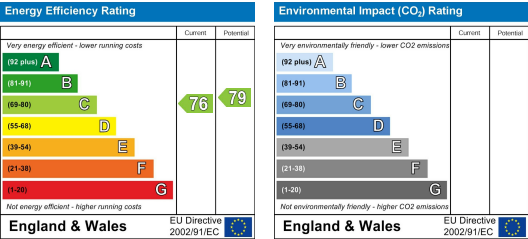
Area Map



Floor Plans



Energy Efficiency Graph



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