



Josephs Court | | Perranporth | TR6 0DN

£265,000



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- First Floor Flat
- Garage
- Modernised Throughout
- 2 Bedrooms plus office
- Parking
- Close to Beach and Amenities

A two bedroom first floor apartment just a short distance from Perranporth beach and town centre. The well presented and modernised accommodation comprises of living room, kitchen, two double bedrooms both with built in wardrobes, a further office/reception room which the current owner is using as a third bedroom and a shower room. The property benefits from well maintained communal gardens & drying area, communal residents parking and a private garage with mezzanine storage space located in a nearby block. There is electric heating and double glazing throughout. EPC 58.

Entrance Hallway

15'10" x 4'9" (4.85 x 1.46)

Living Room

13'11" x 13'10" (4.25 x 4.22)

Kitchen

8'10" x 8'9" (2.7 x 2.67)





Bedroom

13'8" x 10'9" (4.18 x 3.29)

Bedroom

9'11" x 10'7" (3.03 x 3.24)

Office/ Reception

9'3" x 8'10" (2.84 x 2.7)

Information

Tenure - Leasehold

Restrictions-The property can be used as a main residence or a residential let but cannot be used as a holiday let. No pets allowed. 999 Years from 1973

Service Charge- £825 per annum

Broadband : Standard- ultrafast – 22mbps to 1000mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr50sl&uprn=100040038443>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, Three, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr50sl&uprn=100040038443>)

Council Tax – Band C – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/109258185>)

We understand the property has Mains Electric, mains water, mains drainage

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

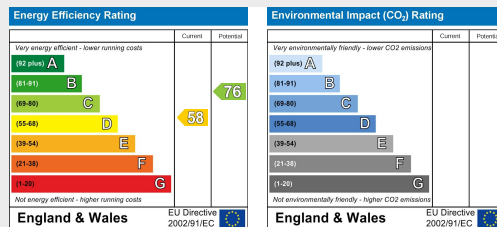
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale.

We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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