

# Apartment 1, Monterey Methleigh Bottoms Porthleven, TR13 9JR











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Nestled in the charming area of Methleigh Bottom, Porthleven, this stunning ground floor apartment presents an exceptional opportunity for both homebuyers and investors alike. Boasting two well-appointed bedrooms and two modern bathrooms, this flat is designed for comfort and convenience.

The open plan living space is a highlight of the property, featuring patio doors that seamlessly connect the indoors to a delightful paved sun terrace. This outdoor area is perfect for enjoying the fresh air and soaking up the sun, making it an ideal spot for relaxation or entertaining guests.

Situated just a stone's throw from the picturesque harbourside and local amenities, this apartment offers the best of coastal living. The vibrant community of Porthleven is known for its stunning scenery, delightful eateries, and a welcoming atmosphere, ensuring that you will always have something to enjoy nearby.

Currently set up as a holiday let, this property presents a fantastic investment opportunity, allowing you to benefit from the thriving tourism in the area. Additionally, parking is conveniently located at the rear of the property, adding to the overall appeal.

In summary, this two-bedroom apartment in Methleigh Bottoms is a rare find, combining modern living with a prime location. Whether you are looking for a new home or a lucrative investment, this property is sure to impress. Don't miss the chance to make it yours.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £315,000**

**Location**

Porthleven is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, primary school and doctors surgery. With a gorgeous traditional working harbour and beach. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

**Accommodation**

Communal Front Door

Front Door Into The Apartment

Reception Hall

Bedroom - 10'04 x 10'03

Master Bedroom - 15'07 x 10'03

En Suite - 7'03 x 6'04

Shower Room - 7'03 x 4'08

Open Plan Lounge Kitchen Dining Room - 21'07 x 15'01

**Parking**

There is residents parking to the rear of the property though spaces are not allocated and a parking pass must be shown at all times.

**Outside**

Leading from the open plan lounge kitchen dining room are patio doors opening onto the paved sun terrace which creates the ideal place to sit and relax and watch the world go by. From the sun terrace you look towards the park to the left and towards the harbour to the right.

**Services**

Mains Electric, Water and Drainage

**Agents Note**

The property is run as a holiday let. Please ensure that you have your viewing confirmed before travelling to the area to make sure access can be gained







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



**Service Charges**

The service charge payable under the terms of the lease is £1,102.00 for the year. The ground rent was £125.00 for the year.

**Lease Information**

The lease is set over a 200 year term that commenced on 1st July 2008

**Council Tax Band- B****What3Words**

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**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.

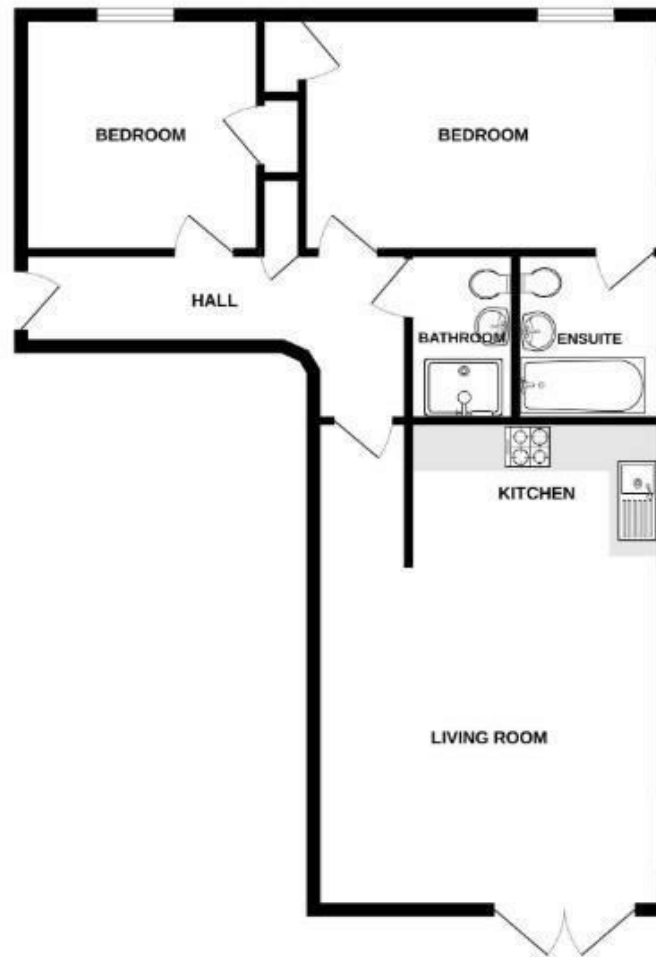
**Proof of Finances**

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.





GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.



