

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 1 Wheal Leisure Court

Perranporth, TR6 0EZ

Guide Price £259,950



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## The Apartment

A ground floor apartment set in the heart of this ever-popular coastal resort, offering spacious open-plan living accommodation with fully fitted kitchen, as well as two double bedrooms and a bathroom.

The property is double glazed throughout and has a cost efficient electric heating system.

Due to the location of this apartment it would make a lovely first time purchase for those wishing to live close to the beach or those looking for a bolt hole for when they are visiting Perranporth. The property is also set on a level walk to shops, bus stops and everything that Perranporth has to offer, making it just as great for those downsizing and needing a home on the flat.

## Entrance Hall

## Living Room/Kitchen/Diner

14'7 x 11'11 + 7'11 x 7'9 (4.45m x 3.63m + 2.41m x 2.36m)

## Bedroom One

11'9 x 10'4 (3.58m x 3.15m)

## Bedroom Two

11'9 x 7'10 (3.58m x 2.39m)

## Bathroom

6'0 x 6'3 (1.83m x 1.91m)

## Parking

There is parking to the front of the block for the apartment.

## Directions

Sat Nav: TR6 oEZ

What3words: ///daydream.royally.watched

For further information please contact Camel Coastal & Country.

## Property and Lease Information

Age of Construction: 2005

Construction Type: Block

Heating: Electric (Underfloor)

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: D59

Tenure: Share of Freehold

999 year lease issued 1st May 2005

Management Company - Belmont Property Management

MAINTENANCE FEE: £1200.00 per year, Covers maintenance of communal areas, exterior maintenance and buildings insurance.

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, Perranporth.

**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

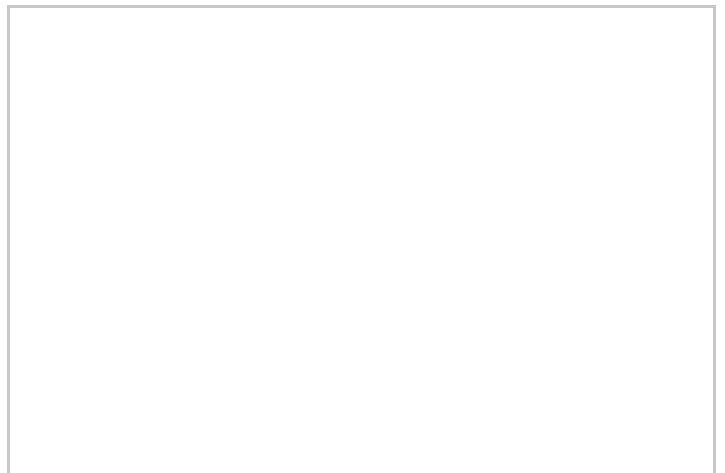
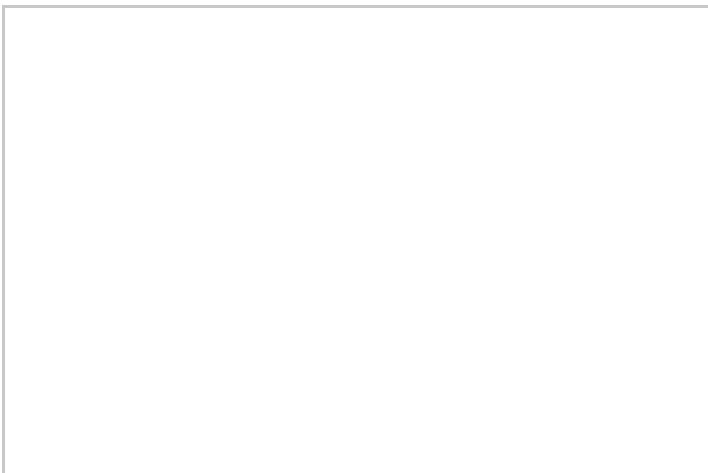
**PROPERTY MISDESCRIPTIONS**

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a

property.

**DATA PROTECTION ACT 2018**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



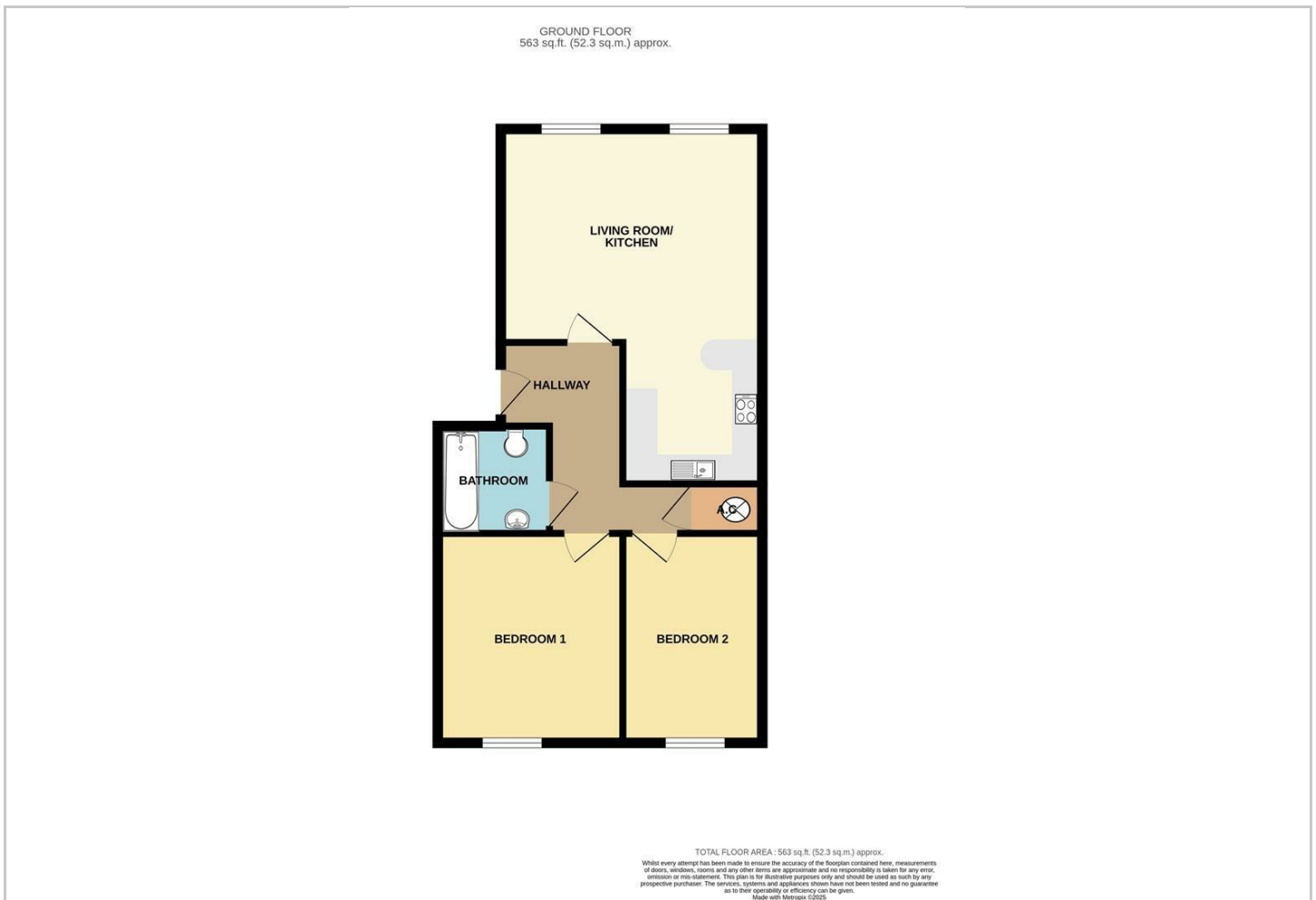
## Hybrid Map



## Terrain Map



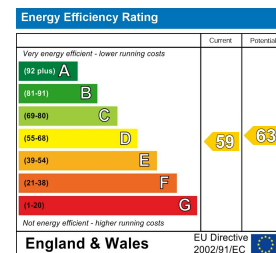
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.