

# 12 Headland Apartments Coverack, TR12 6SB











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Situated in the iconic Headland Coverack building, this beautifully presented two-bedroom top floor apartment offers a unique opportunity to enjoy coastal living at its finest. The property boasts breathtaking sea and coastal views, making it an incredibly enviable position for those who appreciate the beauty of nature. The apartment is set within eight acres of meticulously maintained landscaped and woodland grounds, providing a serene environment that is both tranquil and inviting. Residents can take advantage of the well-kept grounds, which include a tennis court, perfect for those who enjoy an active lifestyle or simply wish to unwind in a peaceful setting. Inside, the apartment is designed to maximise the stunning views, allowing natural light to flood the living spaces. The two bedrooms offer comfortable accommodation, making it ideal for couples or small families. Additionally, the property comes with allocated parking, ensuring convenience for residents and guests alike. With no onward chain, this apartment is ready for you to move in and start enjoying the coastal lifestyle without delay.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide price - £250,000**

**Location**

Situated on the South West Coastal path the property is within short walking distance of a secluded beach, cove and the picturesque fishing village of Coverack itself. The beautiful Lizard Peninsula is renowned for coastal walking, water sports and sandy beaches. Coverack has a traditional working harbour, a village store, pub and several eating establishments. There is also a windsurfing school, and diving nearby at Porthkerris on the many wrecks around the Manacles. Mullion Golf Club is a short drive away.

**Accommodation**

- Communal entrance hall
- Apartment entrance hall
- Lounge dining room
- Kitchen
- Bedroom
- Bedroom
- Bathroom
- WC

**Parking**

The property benefits from one allocated parking space in the lower car park. Visitors spaces are also available.

**Outside**

The well maintained communal gardens are a huge asset to the property, they are mainly to lawn with established shrubs, hedging palm and planted borders. There are a number of seating areas all strategically placed to take full advantage of the stunning coastal and countryside views. There is also a tennis court. We are advised that the grounds of the Headland Estate amount to in excess of six acres.

**Services**

Mains water, electricity and drainage.

**Rights of Way**

**Service Charges**

The annual service charge is currently £3604.

**Lease Information**

Our client has informed us that there is a 150 year lease which started in 1987.

**Agents note 1**

We understand a holiday occupancy restriction applies to all apartments within the building, therefore it may not currently be one's primary residence.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>56</b>
			<b>16</b>
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Agents note 2**

The owners have unrestricted use of the all weather tennis court within the grounds, gardens and other shared services such as laundry room facilities and telephone.

**Agents note 3**

All Leaseholders have an equal share in Coverack Headland Ltd which owns the Freehold.

**Council Tax Band- C**

**What3Words**

///canny.otter.sensitive

**Anti Money Laundering Regulations – Purchasers**

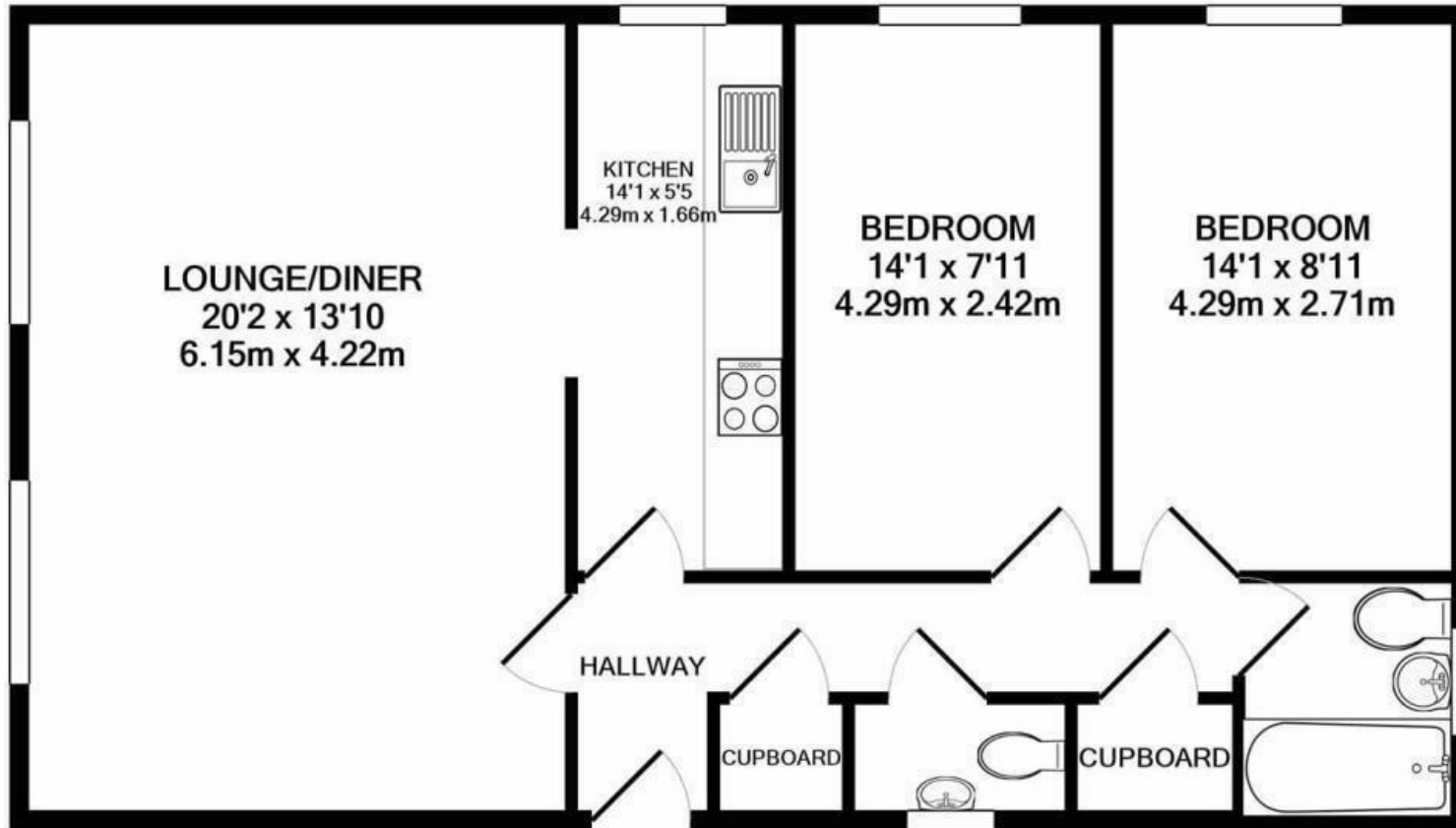
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**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.







**TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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