

EST. 1999

C A M E L

COASTAL & COUNTRY



20 Miners Court

St Georges Hill, Perranporth, TR6 0PB

£210,000



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The Apartment

A Rare opportunity to acquire a ground floor apartment within the popular Miners Court complex within the heart of Perranporth.

In need to some updating, the property offers accommodation that comprises an entrance porch, hallway, kitchen/diner, living room with patio doors to the gardens and overlooking Perranporth Boating Lake, two bedrooms and a shower room.

Miners court is set on a level walk to the centre of Perranporth. Here you will find shops, restaurants, hair dressers, doctors, bus services, leisure facilities, and the stunning three mile long beach Perran is famous for.

Ground floor apartments in Miners Court don't come to the market often so early viewing is strongly advised.

Entrance Porch

3'6 x 3'5 (1.07m x 1.04m)

Entrance Hall

12'9 x 3'5 (3.89m x 1.04m)

Kitchen/Breakfast Room

12'9 x 7'11 (3.89m x 2.41m)

Living Room

15'7 x 11'0 (4.75m x 3.35m)

Inner Hall

Bedroom One

11'6 x 10'2 (3.51m x 3.10m)

Bedroom Two

9'2 x 7'7 (2.79m x 2.31m)

Shower Room

6'1 x 4'1 (1.85m x 1.24m)

Gardens

To the rear of the apartments you will find enclosed, lawned gardens with flower and shrub beds. There is a seating area just outside the living room, accessed via the patio doors.

Parking

There is allocated/marked parking for one car as well as visitor parking.

Directions

Sat Nav: TR6 0PB

What3words: ///breeze.falters.headboard

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2000

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: C

Tenure: Leasehold (share of freehold)

Restrictions: Over 55's. No pets. No holiday rentals.

The property is on a 99yr lease which began in

1999

Service charges and ground rent: £900.00 per year

The Property is available for those aged 55yrs and over. No pets or holiday rental.

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.



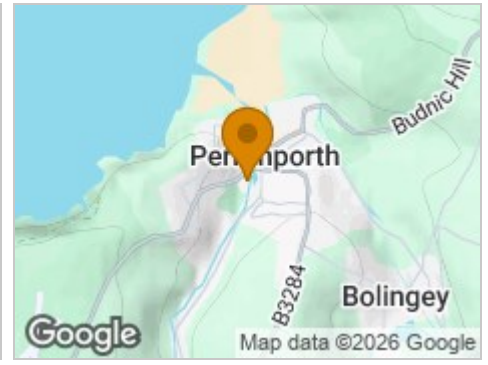
Road Map



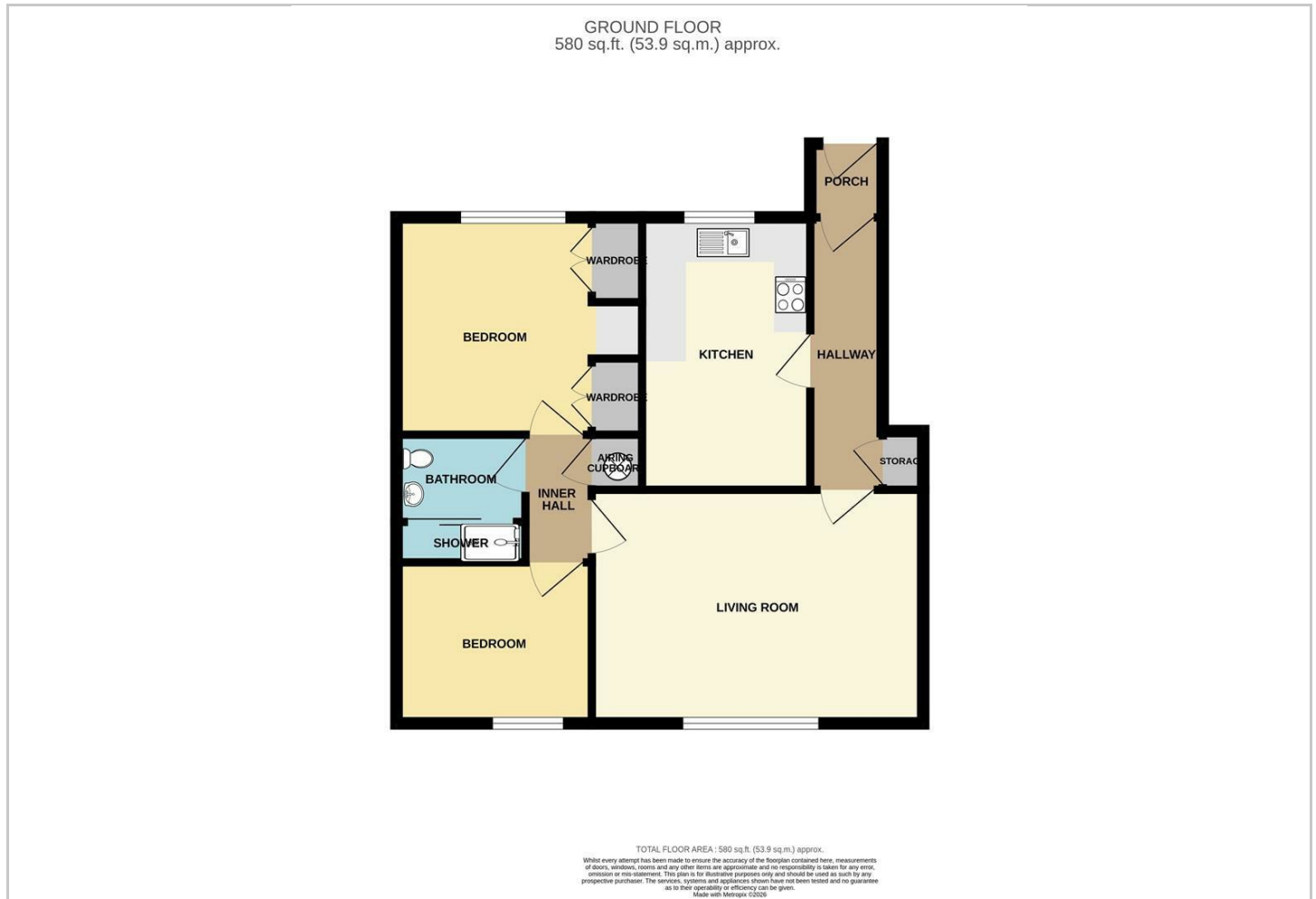
Hybrid Map



Terrain Map



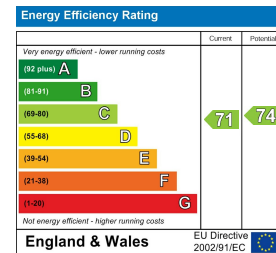
Floor Plan



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.