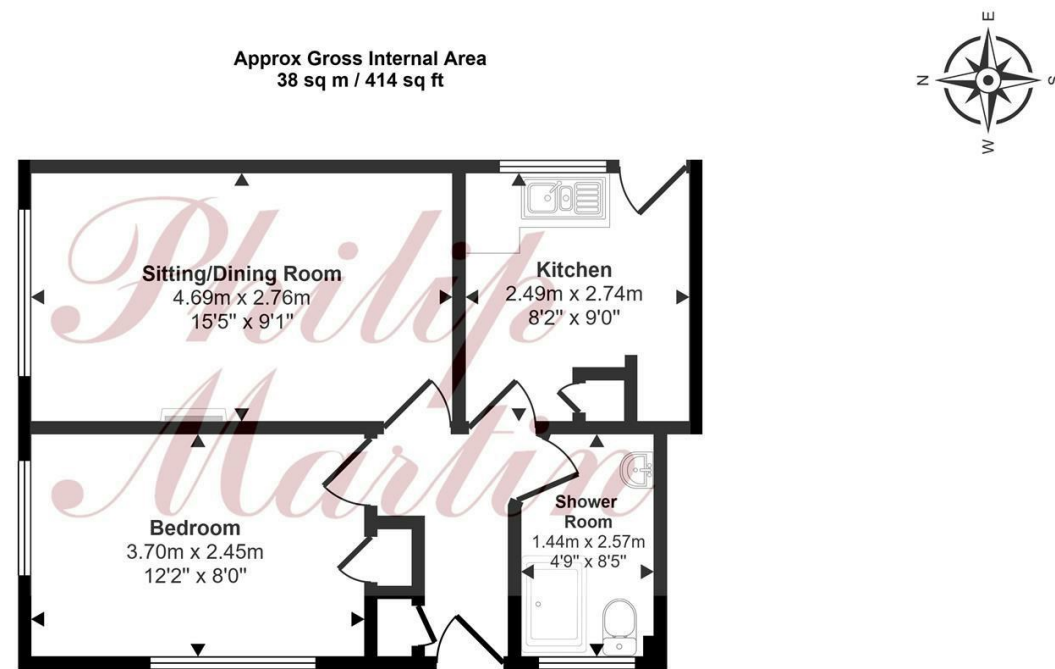


## NORTH PARADE, PORTSCATHO



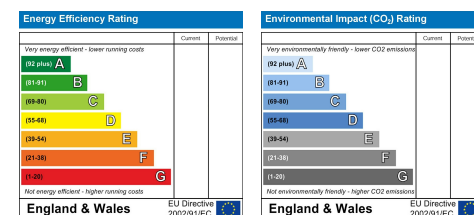
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### KEY FEATURES

- GROUND FLOOR FLAT
- SITTING/DINING ROOM
- SHOWER ROOM
- POPULAR VILLAGE LOCATION
- DOUBLE BEDROOM
- KITCHEN
- SEA VIEWS
- NO CHAIN

### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

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TR1 2QS

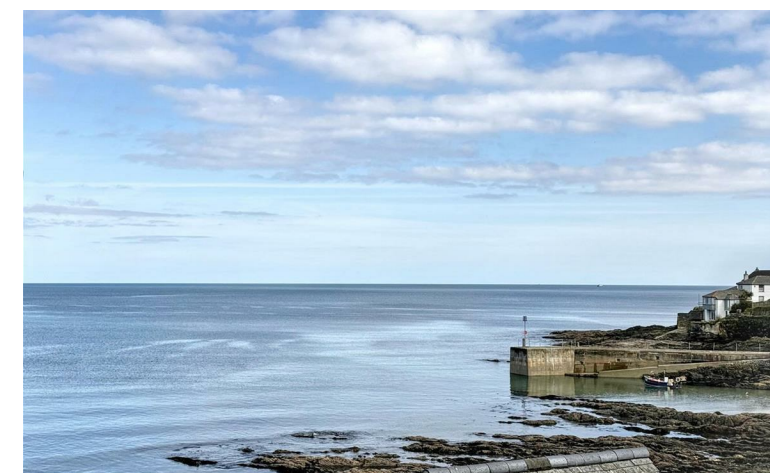
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### 4 HARBOUR COURT FLATS, NORTH PARADE, PORTSCATHO, TR2 5HH

#### GROUND FLOOR APARTMENT SOLD WITH NO CHAIN

Close to the seafront and harbour with some views towards the harbour. The property has the benefit of having double glazing and electric heating however it does require some updating. The accommodation includes; entrance hallway, sitting room, double bedroom, kitchen and a shower room. Sold with no chain, early viewing is recommended.

EPC - TBC. Leasehold. Council Tax - A.

GUIDE PRICE £210,000

## THE PROPERTY

A well proportioned, light and airy self contained ground floor apartment close to the sea front with some lovely partial views towards Nare Head over Gerrans Bay and the village harbour. The property has the benefit of having double glazing and electric heating however it does require some updating and would make an ideal investment or retirement property. The accommodation in brief comprises; entrance hallway, sitting room, double bedroom, kitchen overlooking the communal terrace and across to the harbour, and a shower room. Sold with no chain, this is a great opportunity to create a lovely apartment which is located just off the water front in the heart of this lovely seaside village with a coastal footpath, local shops and pub, harbour and beach right on the doorstep.

## PORTSCATHO

The villages of Portscatho and neighbouring Gerrans between them offer a range of shops, two public houses, social club, galleries, post office, primary school, butcher and doctors surgery. The village is situated approximately five miles from St. Mawes which has a regular foot passenger ferry service to Falmouth. The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry. Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### ENTRANCE HALLWAY

Night storage heater, built-in cloak cupboard with hanging rail and storage cupboard over. Doors to sitting room, kitchen, shower room and bedroom.

### SITTING/DINING ROOM

15'4" x 9'0" (4.69m x 2.76m)

Window to the side aspect. Night storage heater, fire surround for electric fire with timber mantle.

### KITCHEN

8'11" x 8'2" (2.74m x 2.49m)

Window to the rear elevation overlooking the communal terrace and partial views looking over the harbour as well as door providing access to rear communal terrace. Stainless steel sink unit with drainer and storage cupboard under, space for cooker and space for fridge.

### BEDROOM

12'1" x 8'0" (3.70m x 2.45m)

A dual aspect room with windows to front and side aspect. Night storage heater. Built-in wardrobe and storage cupboard over.

### SHOWER ROOM

8'5" x 4'8" (2.57m x 1.44m)

Obscured double glazed window to the front and comprising wet room shower, low level w.c., and wash hand basin. Extractor fan, electric wall mounted fan heater and electric heated towel rail.

### SERVICES

Mains water, electricity and drainage are connected.



## TENURE

Leasehold. The flat is held on the remainder of a 999 year lease from 2004 with each leaseholder owning a share of the freehold. The maintenance charge is currently £1000 per annum which includes insurance.

## COUNCIL TAX

A.

## DIRECTIONS

Proceed into the centre of Portscatho driving down the left hand side of the square passing the village shop and butchers and take the next turning left which will be North Parade and No. 4 Harbour Court will be easily located on the right hand side identified by a Philip Martin for sale board.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

