

EST. 1999

C A M E L

COASTAL & COUNTRY



## 23 Miners Court

St. Georges Hill, Perranporth, TR6 oPB

Guide Price £220,000



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## The Apartment

Set in a prominent position overlooking Perranporth's picturesque boating lake is this first floor, two bedroom apartment with views over the boating lake, parking and chain free. The property has been updated and decorated throughout over the last 18 months and is presented to a high standard.

The apartment is located within the Miners Court development of Perranporth and is perfect for those downsizing as it's restricted to those 55 years old and above. Although the property is first floor, 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.

Accommodation comprises an entrance hall/stairwell that is shared with just one other property, this leads to your entrance hall, the kitchen, large living room with views over the boating lake, an inner hallway, shower room and two bedrooms.

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

## Entrance Hall

## Kitchen

11'3 x 9'0 (3.43m x 2.74m)

## Living Room

15'6 x 11'0 (4.72m x 3.35m)

## Bedroom One

9'9 x 9'6 (2.97m x 2.90m)

## Bedroom Two

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

## Shower Room

6'0 x 6'2 (1.83m x 1.88m)

## Outside of The Property

To the outside there is parking to the front and communal lawned gardens to the rear.

## Directions

Sat Nav: TR6 0PB

What3Words: ///investors.repaying.expansion

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: D

Tenure: Leasehold (share of freehold)

The property is on a 999yr lease which began in 1999

Service charges and ground rent: £900.00 per year

Tel: 01872 571454

The Property is available for those aged 55yrs and over.

### Agent Notes

**VIEWINGS:** Strictly by appointment only with Camel Homes, 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,

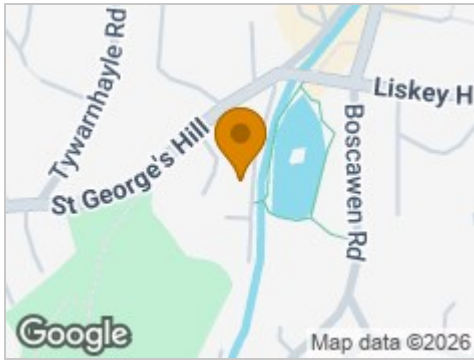
verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### 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.



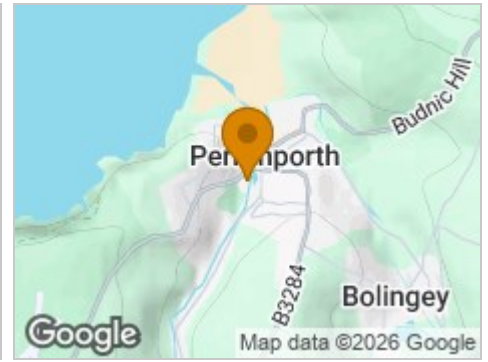
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

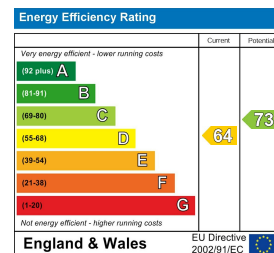


TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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## 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.