

12 Harris Court Saracen Way, Penryn

Guide price £195,000 Leasehold

Spacious, well presented two-bedroom apartment with balcony, garden & private parking. Close to amenities and transport links. No onward chain.

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- Two Double Bedroom Apartment
- Close Proximity To Penryn Centre
- Lovely Greenery and Water Views
- Southerly Facing Balcony
- Southerly Facing Private Garden
- Private Parking
- Well Presented
- No Onward Chain

THE PROPERTY

12 Harris Court is an apartment located in the heart of Penryn boasting many attributes including a southerly facing rear balcony and garden, views towards both the countryside, viaduct and sea including St Mawes castle. The apartment is generously proportioned with a large sitting room with pleasant views, a well presented kitchen and two further double bedrooms along with a family bathroom. The apartment also benefits from a private parking space and no onward chain.

THE LOCATION

Harris Court, Saracen Way is located just off the centre of the historic town of Penryn, ideally situated for access to all local amenities including bespoke shops, local stores, pharmacy, galleries, bars, doctors surgery and a 10-15 minute walk down to the Penryn Quay and Penryn River.

Cont...Penryn is one of the oldest towns in Cornwall, having received its first charter in 1265; a town full of surprises and surrounded by lovely countryside. The building of Glasney College in 1265 placed the town on the map then the arrival of Falmouth and Exeter University has turned Penryn into a buzzing and vibrant area. There are many local sports clubs that are active in the community including Penryn football club, St Gluvias Cricket Club and Penryn Rugby Club. Penryn is served by Penryn Primary Academy and Penryn College, whilst a 6th form can be found available at Falmouth School. The town enjoys good communication with Falmouth via its regular bus service and its train station, which links to the city of Truro and mainline Paddington service. Falmouth town (approximately 2 miles) provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities.

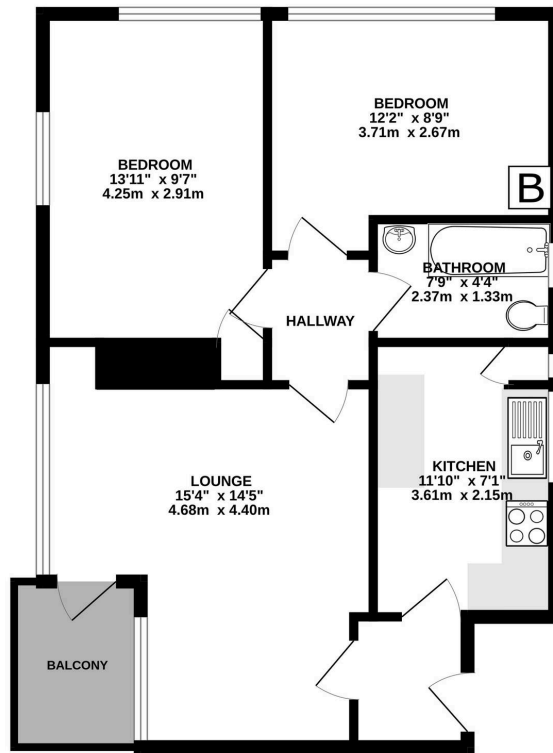
ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Entering through a composite front door with opaque glazed section into the

HALLWAY - Sheet lino chequer board tile effect flooring. Smoke alarm. Wooden door to living room. Partially glazed wooden door to.....

KITCHEN - UPVC double glazed window to front. Wood effect laminate base and eye level units with laminate worktop and stainless steel hand wash basin with chrome mixer tap. Electric cooker with gas hob and extractor above. Space for white goods. Cupboard containing water meter. Radiator. Tiled floor and splashback.



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA - 615 sq.ft. (57.1 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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LIVING ROOM - Large UPVC double glazed windows to rear along with UPVC double glazed door to balcony. Radiator. TV points. Fibre broadband point. Wooden door to secondary hallway.

BALCONY - Southerly facing with metal handrail. Outdoor lighting. Electrical socket.

SECONDARY HALLWAY - Sheet lino chequer board tile effect flooring. Wooden doors to bedrooms and bathroom.

BEDROOM ONE - UPVC double glazed windows to side and rear. Radiator. Wooden door to storage cupboard. Smoke alarms for sprinkler system.

BEDROOM TWO - Large UPVC double glazed window to side, Radiator. Cupboard containing the valiant combination boiler powering the gas fired central heating system.

BATHROOM - UPVC double opaque glazed window to front. Three piece white suite comprising pedestal hand wash basin with chrome taps, W/C and bath with chrome taps and hand held shower attachment. Tiled throughout. Heated towel radiator.

TENURE - Leasehold - 117 years from June 2004 Management company Cornwall Council/Cornwall Housing Ltd Ground Rent £10 per annum. Services charge; Due Sept/Oct in arrears of end of financial year. Has averaged between £750 £850 for the last 2 years

AGENTS NOTE - There is an off-road parking space opposite the block on a separate Deed. This has a covenant to say that it cannot be sold separately.

Council Tax band: A

EPC Energy Efficiency Rating: C

Services: mains electricity, gas, water & drainage



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

