

EST. 1999

C A M E L

COASTAL & COUNTRY



22 Halveor Court Station Road

Perranporth, TR6 0LR

Asking Price £220,000



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The Apartment

This well-presented, two bedroom, first floor retirement apartment is set in the popular Halveor Court development. With a level walk to shops, this is perfect for those looking to retire in Perranporth or for those looking to downsize within the area and have easy and level access to everyday amenities.

Full accommodation for the property comprises two double bedrooms, a modern shower room, a well-fitted kitchen, a handy utility room, and a good-sized living room with balcony overlooking the gardens, all of which is set off the welcoming entrance hall. The property is double-glazed throughout and has electric heating.

Outside, you will find a balcony and the communal gardens.

Halveor Court is a retirement complex for those of retirement age and has the added benefits of its own community centre, parking, and being just a short walk from the beach.

Entrance Hall

13'3 x 6'10 (4.04m x 2.08m)
narrowing to 3'0

Kitchen

9'5 x 8'8 (2.87m x 2.64m)

Utility Room

7'6 x 3'10 (2.29m x 1.17m)
Plus storage cupboard

Living Room

16'4 x 10'9 (4.98m x 3.28m)

Balcony

8'9 x 4'2 (2.67m x 1.27m)

Bedroom One

14'5 x 9'9 (4.39m x 2.97m)

Shower Room

6'6 x 5'4 (1.98m x 1.63m)

Bedroom Two

8'9 x 8'5 (2.67m x 2.57m)

Outside Space

The property enjoys a balcony off the living room that overlooks the communal gardens. In the centre of Halveor Court you will find lawned communal gardens with seating areas and flower beds.

Directions

Sat Nav: TR6 0LR

What3words: ///imparts.subsystem.spouting

For further information please contact Camel Coastal & Country

Property and Lease Information

Age of Construction: 1988 (Approx.)

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Drainage: Mains

Council Tax: A

EPC: E49

Tenure: Leasehold

Charges: £120.06 per month including Ground Rent, Garden and Community Hall maintenance . Building Insurance

125 lease that commenced in 1988 and has 88 years remaining

Agents 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,

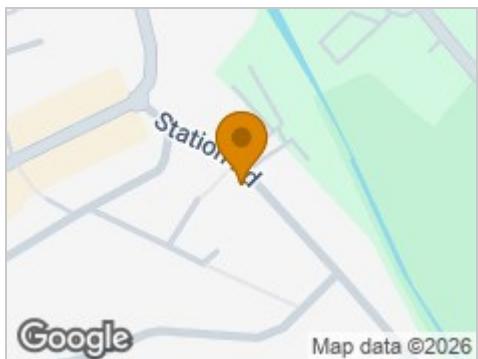
verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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.



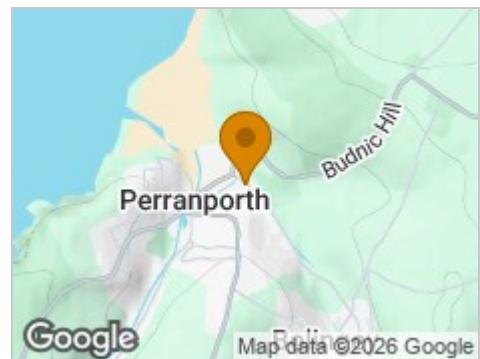
Road Map



Hybrid Map



Terrain Map



Floor Plan

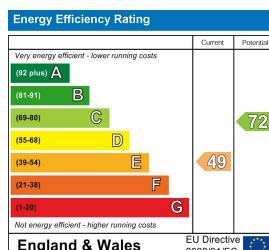


TOTAL FLOOR AREA : 615 sq.ft. (57.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission or mistake. This information is for guidance purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition 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



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