

EST. 1999

# C A M E L

COASTAL & COUNTRY



## 8 Halveor Court

Station Road, Perranporth, TR6 0LR

Asking Price £210,000



# 8 Halveor Court

Station Road, Perranporth, TR6 0LR

Asking Price £210,000



## The Apartment

First floor two bedroom retirement apartment 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 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 off the living room, a storage shed and drying area (drying area is shared with the ground floor apartment) 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.

This apartment is a first floor but does have a stairlift that will be staying.

## Hallway

### Living Room

16'4 x 10'8 (4.98m x 3.25m)

### Balcony

9'9 x 4'2 (2.97m x 1.27m)

### Kitchen

9'5 x 8'9 (2.87m x 2.67m)

### Utility Room/Pantry

9'5 x 3'9 (2.87m x 1.14m)

### Bedroom One

12'0 x 9'9 (3.66m x 2.97m)

### Bedroom Two

8'10 x 8'6 (2.69m x 2.59m)

### Shower Room

6'10 x 5'6 (2.08m x 1.68m)

### Outside of the Property

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: ///both.cyclones.pony

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1988 (Approx.)

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Drainage: Mains

Council Tax: A

EPC: TBC

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 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

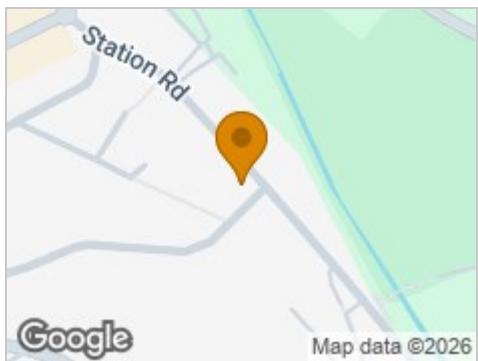
accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, 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.



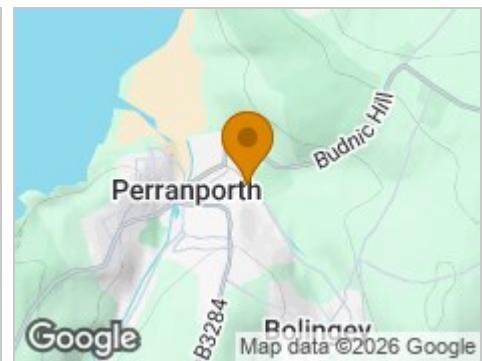
## Road Map



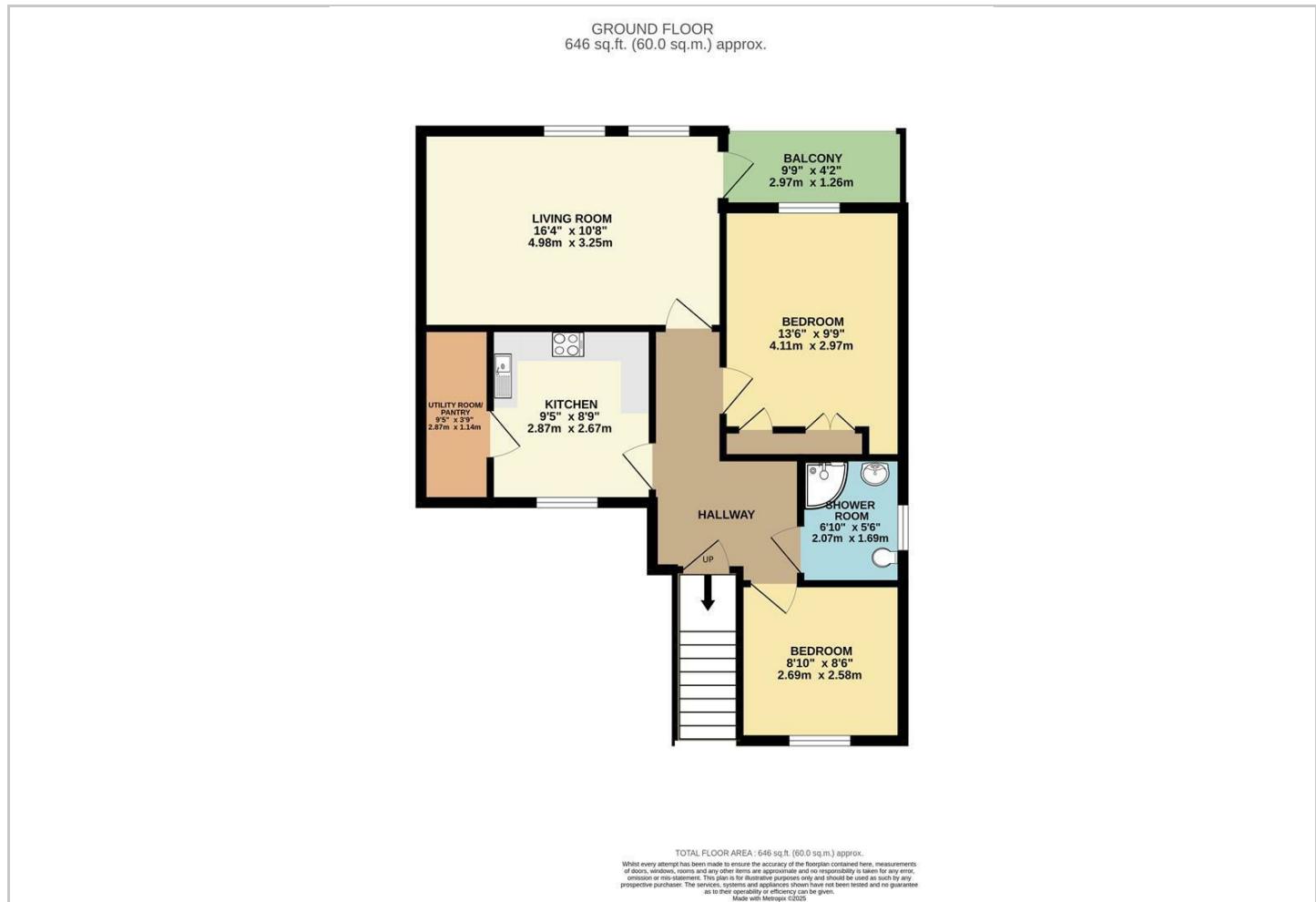
## Hybrid Map



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.