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CAMEL

COASTAL & COUNTRY



21 Josephs Court

Perranporth, TR6 0DN

Guide Price £269,500

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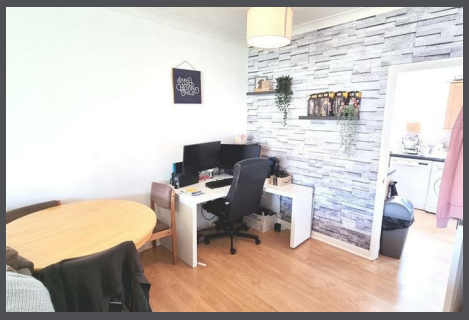


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The Property
Spacious two bedroom first floor apartment in the popular Joseph's Court development in central Perranporth.

Offering well-proportioned living accommodation including an attractive open-plan lounge/diner with feature bay window that offers riverside views, a newly fitted, contemporary kitchen, bathroom and two double bedrooms.

Outside there is a block-built mid-terraced garage with power and lighting, residents' parking area and communal gardens. The development sits within a short level walk of Perranporth beach and village centre with its wide variety of shops, cafes and other amenities.

Kitchen
8'11" x 8'10" (2.72m x 2.70m)

Living Room/Diner
20'8" max narrowing to 13'8" into bay x 13'10" nar (6.3m max narrowing to 4.17m into bay x 4.24m narro)

Master Bedroom
11'8" x 10'9" (3.56m x 3.28m)

Bedroom Two
10'7" x 9'10" (3.25m x 3.0m)

Bathroom
6'8" x 4'11" (2.03m x 1.50m)

Outside
The apartments are set in well-maintained grounds bordered to one side by a small stream and to the front aspect well stocked borders and a low stone wall. There is a central rear courtyard providing visitor parking, lawns, flower beds and a drying area.

Garage
16'2" x 8'2" (4.93m x 2.49m)
The garage in in a block.

Directions
Sat Nav: TR6 0DN
What3words: ///eminent.imprints.jolt

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 1973
Construction Type: Block (Assumed)
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: E52
Tenure: Leasehold
Lease: 999 year lease issued 1st January 1973 with 950 years remaining.
Service Charges: £450 twice a year
Restrictions: No holiday lets. No pets

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.









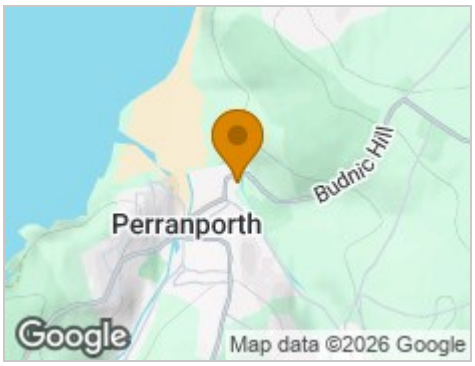
Road Map



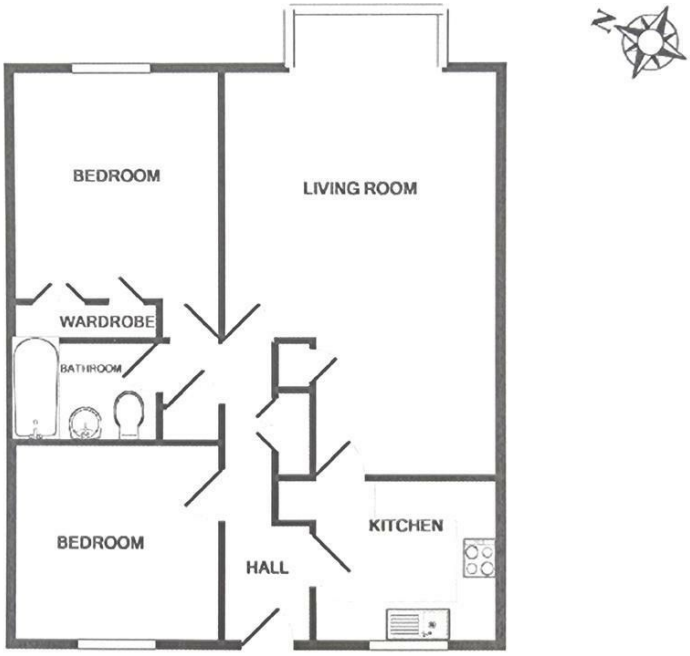
Hybrid Map



Terrain Map



Floor Plan

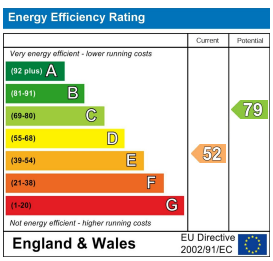


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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