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CAMEL

COASTAL & COUNTRY



Flat 7, Penhale St. Pirans Road

Atlantic Bay, Perranporth, TR6 0ND

Guide Price £235,000

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The Apartment
Situated in the heart of the popular coastal village of Perranporth, this impeccably maintained two-bedroom ground floor apartment is offered to the market with the benefit of no onward chain. This versatile property represents a fantastic opportunity for those looking for a secure "lock-up-and-leave" retreat, a high-potential holiday investment, or a convenient full-time home just a short stroll from the beach.

The interior features a bright, contemporary semi-open plan kitchen/living room. The layout is completed by two well-proportioned double bedrooms and a modern shower room. Additionally, the apartment includes permit parking for two vehicles, with the famous golden sands of Perranporth beach located only a few yards away.

Perranporth is celebrated for its expansive surf beach and breathtaking cliff-top paths. The village itself provides a vibrant community atmosphere with a comprehensive range of local services, including boutique shops, traditional butchers and bakers, and various supermarkets, alongside a diverse choice of cafes, bars, and restaurants.

Kitchen
8'11 x 8'7 (2.72m x 2.62m)

Living Room
14'11 x 8'11 (4.55m x 2.72m)

Inner Hallway
6'4 x 3'2 (1.93m x 0.97m)

Bedroom One
8'7 x 8'7 (2.62m x 2.62m)

Bedroom Two
8'7 x 8'7 (2.62m x 2.62m)

Shower Room
6'6 x 5'5 (1.98m x 1.65m)

Parking
The property has one allocated parking space and one visitor parking.

Directions
Sat Nav: TR6 0ND
What3words: ///posting.worked.loaning

For further information please contact Camel Coastal & Country.

Property Information and Lease Information
Age of Construction: 1980s
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: A - Currently on business rates
EPC: D65
Tenure: Leasehold/Share of Freehold
Length of Lease: 999 commencing in 1986

Ground Rent £10pa
Service Charge: £1200 pa (approx.)

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.





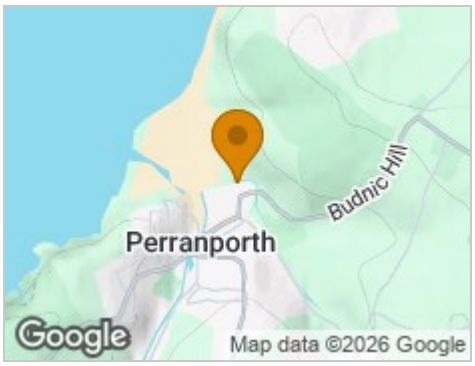

Road Map



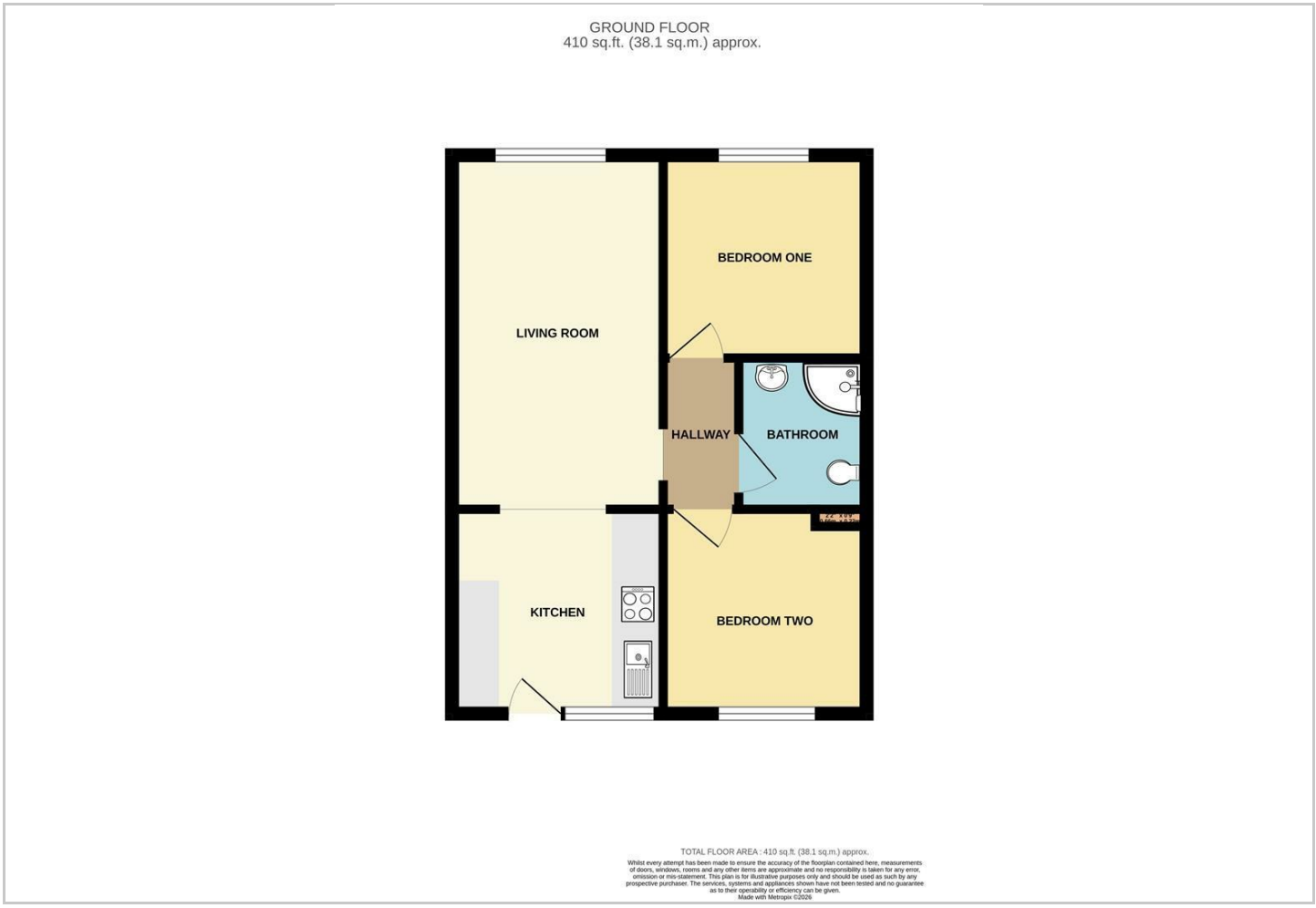
Hybrid Map



Terrain Map



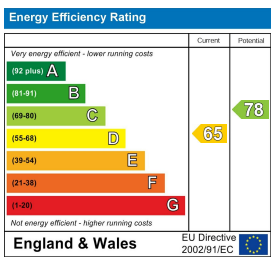
Floor Plan



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



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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