

EST. 1999

CAMEL

COASTAL & COUNTRY

First Floor Apartment



4 Poplars Court St. Georges Hill

Perranporth, TR6 oLT

Guide Price £167,500



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The Apartment

Comfortable and well-appointed two bedroomed first floor apartment with communal gardens and two allocated parking spaces, superbly located within easy level walking distance of the beach, shops and amenities in the heart of Perranporth.

Offering well-proportioned contemporary style living accommodation, including a spacious living room with kitchen set off, two good-sized bedrooms a bathroom and entrance hall.

Outside to the front there is a large communal lawn and paved seating area, with an additional large communal drying. A residential car park to the front of the development provides two allocated parking spaces.

Constructed in the mid-1980s, Poplars Court is a small purpose-built development of one and two bedroomed residential flats. The development consists of two blocks made up of five flats respectively. The flats sit at the foot of St Georges Hill, within a short level walk of Perranporth village centre with its diverse range of shops, cafes, restaurants and other amenities including the glorious three-mile wide beach.

Entrance Hall

14'5 x 3'0 (4.39m x 0.91m)

Living Room

11'11 x 11'11 (3.63m x 3.63m)

Kitchen

10'3 x 7'2 (3.12m x 2.18m)

Bedroom One

14'1 x 7'10 (4.29m x 2.39m)

Bedroom Two

8'1 x 7'10 (2.46m x 2.39m)

Bathroom

7'10 x 7'2 (2.39m x 2.18m)

Parking

The apartment has two allocated parking spaces.

Gardens

There are lawned communal gardens that surround the apartments.

Directions

Sat Nav: Tr6 oLT

What3words: ///linen.pampering.contracts

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1980s

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: C73/C73

Tenure: Leasehold

Lease Term: 958 years remaining from 999

Service Fees: £1032.84 P.A paid at £86.07 monthly.

Ground Rent: £20.00 P.A

Tel: 01872 571454

No Pets Allowed

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



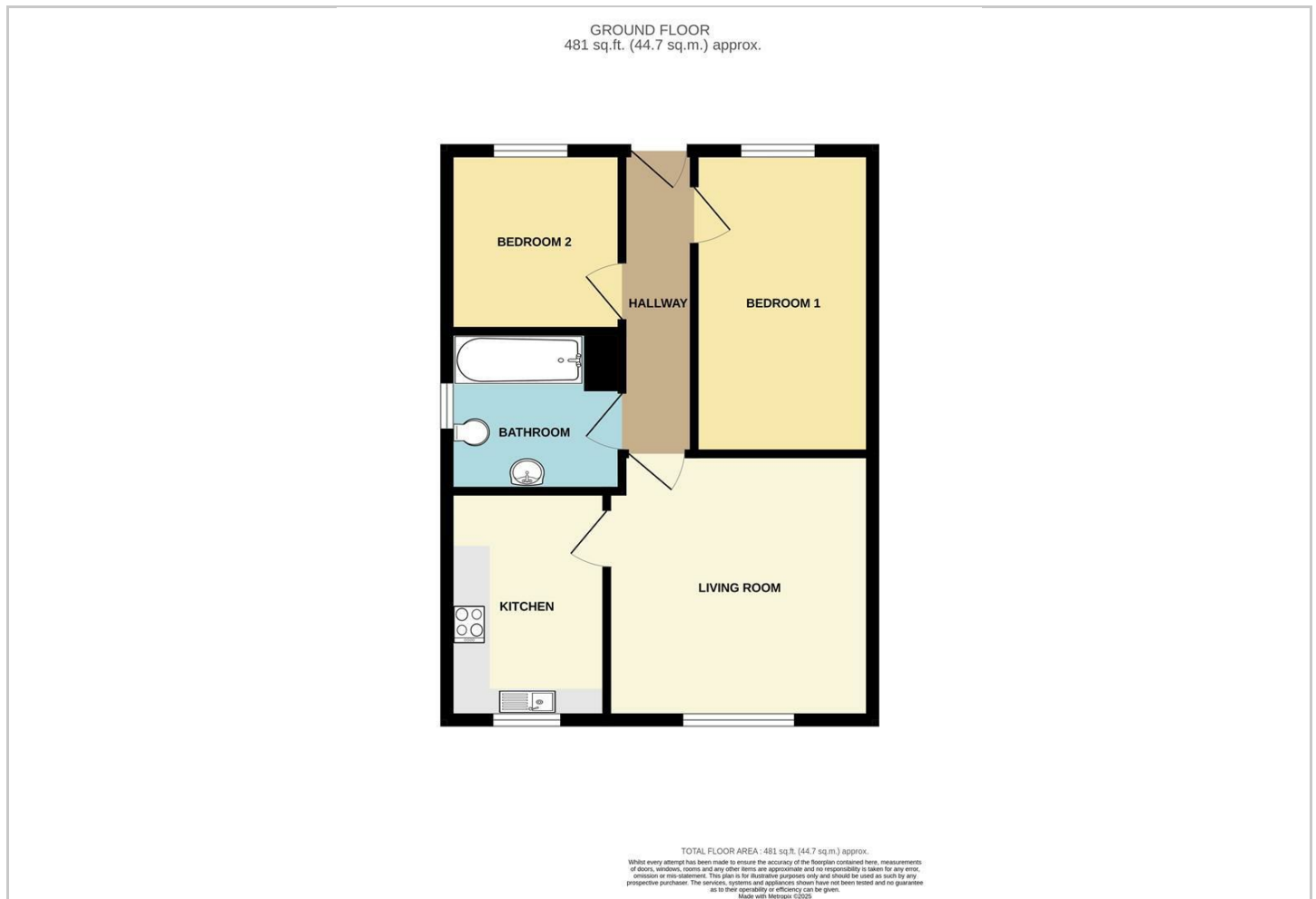
Hybrid Map



Terrain Map



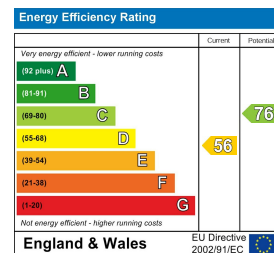
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.