EST. 1999

CAMEL

COASTAL & COUNTRY



11 Josephs Court

Perranporth, TR6 0DN

Guide Price £270,000

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The Apartment
This first-floor, two double-bedroom apartment is larger than most on this development. Due to the large corner plot, the apartment benefits from two very large double bedrooms, a spacious and light-filled living room, a kitchen with a range of white-fronted wall and base units, and a modern shower room.

Due to the size and location, the apartment would suit many kinds of buyer, from a first-time buyer to retirement, from a second home to residential let or downsize. All of this is due not just to the overall size, but also the location. Within a short walk, you have a local shop, a petrol station, a supermarket, and then the centre of Perranporth, with its array of shops, coffee shops, sports clubs, and more. All of this is set around the famous three miles of golden sandy beach that Perranporth is known for.

To the outside of the apartment, there are communal lawned areas, a drying area, and parking. In addition, the property benefits from a garage.

Entrance Hall
13'4 x 11'4 (4.06m x 3.45m)

Living Room
20'0 x 17'11 (6.10m x 5.46m)

Kitchen
13'4 x 10'6 (4.06m x 3.20m)

Bedroom One
14'9 x 13'7 (4.50m x 4.14m)

Bedroom Two
15'8 x 13'7 (4.78m x 4.14m)

Shower Room
7'8 x 6'2 (2.34m x 1.88m)

Garage
awaiting measurements (awaiting measurements)

Outside Areas
Outside the front door of the apartment there is space for a table and chairs. On the ground floor you will find lawned areas and a communal clothes drying space.

Directions
Sat Nav: TR6 0DN
What3words: ///insulated.outwards.villa

For further information please contact Camel Coastal & Country.

Property and Lease Information
Age of Construction: 1970s
Construction Type: Block(assumed)
Heating: Electric Heating
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: C73/C77
Tenure: Leasehold

999 year lease issued 1st January 1973 with 950 years remaining.
Service charges are £500 per six months and reviewed annually.
One original share held for the freehold company
This property can be used as a main residence or a residential let but not a holiday let.
PETS - No Pets Allowed.
(We are currently waiting on confirmation of fees. These are the from an apartment sold recently)

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.

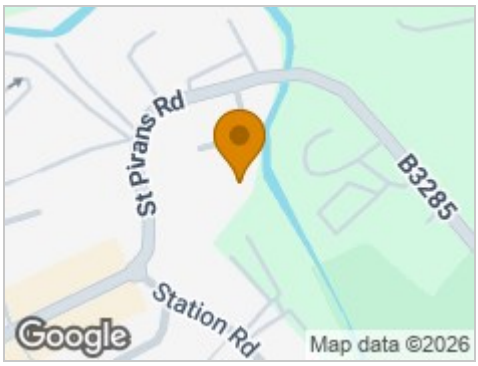
PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be 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.





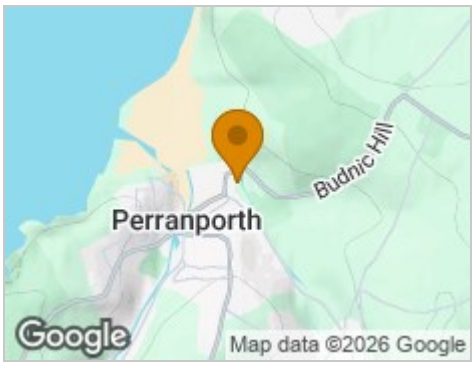

Road Map



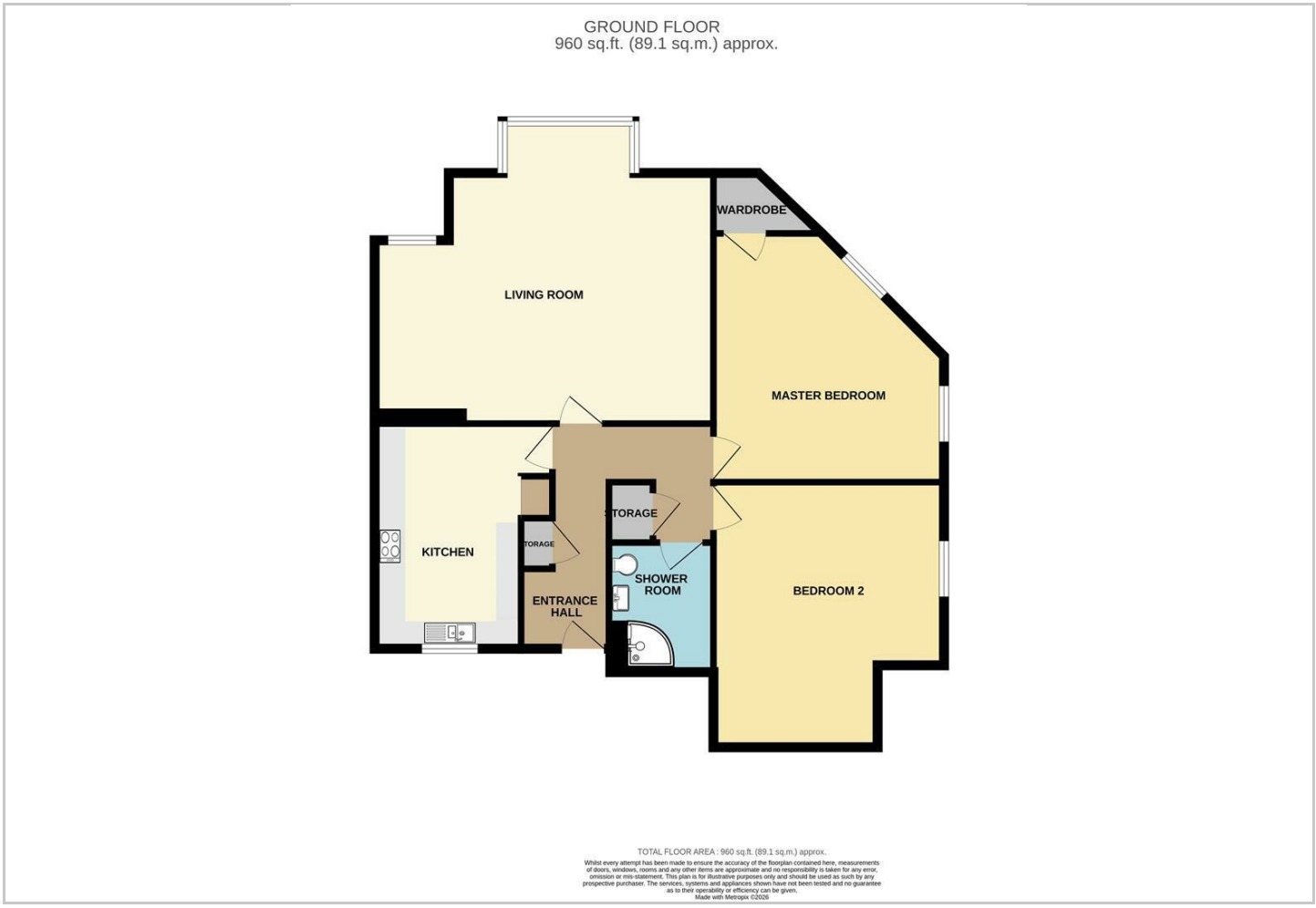
Hybrid Map



Terrain Map



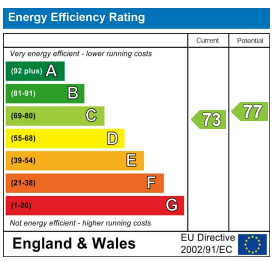
Floor Plan



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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