



Ventonvaise Atlantic Bay Flats St Pirans Road TR6 0NB

Guide Price £230,000

- NO ONWARD CHAIN
- BEACHFRONT LOCATION
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- WALKING DISTANCE INTO PERRANPORTH TOWN CENTRE
- DOUBLE GLAZED THROUGHOUT
- GREAT FOR INVESTOR BUYERS
- COMMUNAL GARDENS
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area 430.56 sq ft



2



1



1



74

PROPERTY DESCRIPTION

Smart Estate Agents are delighted to present this well-presented two-bedroom ground floor apartment, ideally positioned in the popular coastal town of Perranporth. Situated within easy walking distance of the town centre and the beautiful sandy beach, the property offers an excellent blend of convenience, comfort and coastal living.

The accommodation comprises two well-proportioned bedrooms, a fitted kitchen, a spacious and welcoming lounge, and a bathroom. Being situated on the ground floor, the apartment offers particularly easy access and a practical layout, making it an appealing choice for a range of buyers.

Externally, the property benefits from an allocated parking space, along with access to well-maintained communal gardens. These attractive communal areas provide a pleasant setting and a welcoming approach to the property.

Perranporth is renowned for its spectacular sandy beach, dramatic coastline and relaxed seaside atmosphere. The town offers a good selection of shops, cafés, restaurants and everyday amenities, while the beach is just a short and level walk away, allowing you to make the most of the renowned Cornish coastal lifestyle.

Whether you're looking for a permanent home, a seaside retreat, a convenient holiday base or an investment opportunity, this appealing apartment offers an excellent opportunity in one of Cornwall's most sought-after coastal locations.

LOCATION

Nestled along Cornwall's stunning north coast, Perranporth is a vibrant seaside village renowned for its breathtaking natural beauty, relaxed coastal lifestyle, and strong sense of community. At its heart lies a magnificent three-mile sandy beach, backed by rolling dunes and dramatic cliffs, perfect for surfing, sunbathing, coastal walks, or simply soaking up the panoramic sea views. The village itself offers a fantastic range of local amenities, including independent shops, cafés, traditional pubs, and restaurants, all within walking distance of the beach. Families are well-catered for with nearby schools and community facilities, while excellent transport links provide easy access to Truro, Newquay, and the A30.

THE ACCOMMODATION COMPRISES

(Please find all measurements on the floorplan)

KITCHEN

Skimmed ceiling. Double-glazed window to the front aspect. A range of fitted wall and base storage cupboards and drawers. Splashback tiling. Stainless steel sink with drainer. Space for oven, under-counter washing machine, and fridge. Multiple power sockets. Skirting boards. Tiled flooring

LOUNGE/DINER

Double-glazed window to the rear aspect. Fireplace. Radiator. Television point. Multiple power sockets. Skirting boards. Vinyl flooring.

BEDROOM ONE

Double-glazed windows to the rear aspect. Built-in storage cupboard. Radiator. Multiple power sockets. Skirting boards. Vinyl flooring.

BEDROOM TWO

Double-glazed windows to the front aspect. Built-in storage cupboard. Radiator. Multiple power sockets. Skirting boards. Vinyl flooring.

BATHROOM

Skimmed ceiling. Extractor fan. Fully tiled. Mains-fed shower over the bath. Wash basin. WC. Radiator.

PARKING

The property benefits from an allocated off street parking space clearly marked .There are also visitor parking spaces.

SERVICES

The property is connected to electricity, water and drainage. The property falls within Council Tax Band A.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 959 years remaining (999 years from 1986)

Ground rent: £10/year

Service charge: £1,166/year

Council tax band: A

EPC rating: C

The building

Mid-terrace flat, standard construction

1 bathroom

Accessibility adaptations: Level access and Lateral living

Services

Mains electricity



Mains water
 Mains foul drainage
 No mains surface water drainage
 Electricity central heating
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 good, Vodafone good, Three good, EE good
 Parking: Allocated and Communal
 In a controlled parking zone
 No disabled parking available

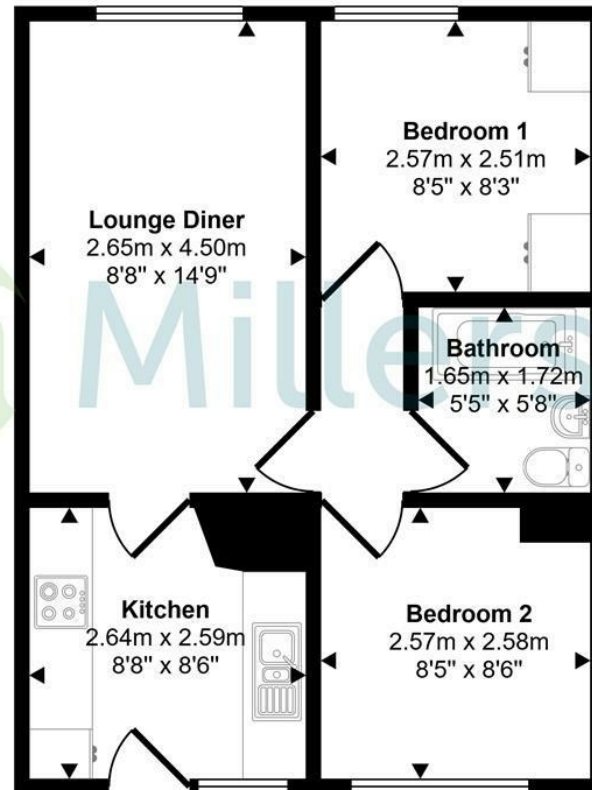
Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL104602):
 - The Duke of Cornwall has the right to any shipwrecks found on the coast and owns the rights to all mines and minerals under the property, including the right to enter the land to work them.
 - The ownership specifically excludes certain mines and metallic minerals, meaning the owner does not own the ground deep beneath the flat, as per the Duchy of Cornwall (No 2) Act 1844.
 Long-term flood risk: yes — River and sea flooding risk: Medium; Surface water flooding risk: Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely
 Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
38 sq m / 414 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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To Arrange A Valuation

Here To Help

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

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Material Information



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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