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Sales & Lettings



1 Penberthy Court Penberthy Road

Portreath, Redruth, TR16 4LR

Guide Price £229,950



Offered for sale with no onward chain, this well presented modern ground floor flat is situated in the popular coastal village of Portreath within walking distance of the beach. The accommodation benefits from two bedrooms, an open plan lounge/diner/fitted kitchen and a bathroom. Externally there is an enclosed private courtyard and a communal grassed area plus parking facilities.



We are pleased to bring to market an exciting opportunity to reside or acquire an investment opportunity within walking distance of the beach! Offered for sale is this two bedroom, bright and airy ground floor apartment with parking. On entry, a S-shaped hallway leads to the bedrooms which are complemented by a good sized bathroom. Thereafter, the property offers a generous L-shaped open plan lounge/diner/kitchen with access via sliding patio doors to a south facing patio area with a communal raised lawn behind. In terms of location, the local beach is within just a half mile, the famous coastal path is also very close by whilst there are many other local beaches within easy reach. Portreath itself offers a public house, cafes and local shops plus a fish and chip shop. Further afield, Camborne and Redruth town centres are equidistant and can be reached in less than fifteen minutes by car. Tehidy Woods is less than ten minutes by car but can also be reached on foot in a little over half an hour. Tehidy Park Golf Club is around five minutes away by car.

Wooden door off a communal entrance hallway leads to:

S SHAPED HALLWAY

Sunhouse night storage heater beneath a upvc double glazed window overlooking the front aspect. EI optical smoke alarm and a second upvc double glazed window overlooking the front aspect.

BEDROOM 2

7'6" x 9'10" (2.31m x 3.00m)
Upvc double glazed window overlooking the front aspect.

BEDROOM 1

11'0" x 9'11" (3.36m x 3.04m)
Dimplex wall mounted electric heater below a high level three pane upvc double glazed window to the side aspect.

BATHROOM

8'5" x 4'5" (2.57m x 1.36m)
Low level wc, wash hand basin and a bath with a Mira Sprint electric shower over. Tiled splash backs throughout, mirrored medicine cabinet and a Chilton Powerflow wall mounted high level pull cord electric heater. Mentis extractor fan,

L SHAPED OPEN PLAN LOUNGE/DINER/KITCHEN

LOUNGE/DINER AREA

12'4" x 12'1" (3.78m x 3.69m)
Sliding upvc double glazed patio doors leading out to a slabbed pathway. Sunrhouse night storage heater and a door to a full height cupboard housing a hot water cylinder and slatted shelf over.

KITCHEN AREA

6'5" x 9'6" (1.97m x 2.92m)
A range of eye level and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden area and aspect. Indesit integrated oven and grill below an Indesit electric hob with extractor hood over. EI heat alarm. Space and plumbing for a washing machine.

OUTSIDE

The rear garden has a slabbed pathway which leads around to the front of the block of apartments. The south facing rear garden is primarily gravelled with steps up to a communal raised lawned area with mature borders of mature bushes, shrubs and trees having a westerly view towards the north coast. To the front there is parking for a number of vehicles and steps up to the communal front door which is also accessed via a ramp.

DIRECTIONS

Proceed into the village of Portreath passing the primary school on the left hand side and Penberthy Court will be found a little further on again on the left hand side.

AGENTS NOTE

TENURE; Leasehold - 999 years commenced on 1/1/2003. Maintenance Charge £80 per calendar month.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 14 Mbps, Superfast 75 Mbps (sourced from Ofcom).

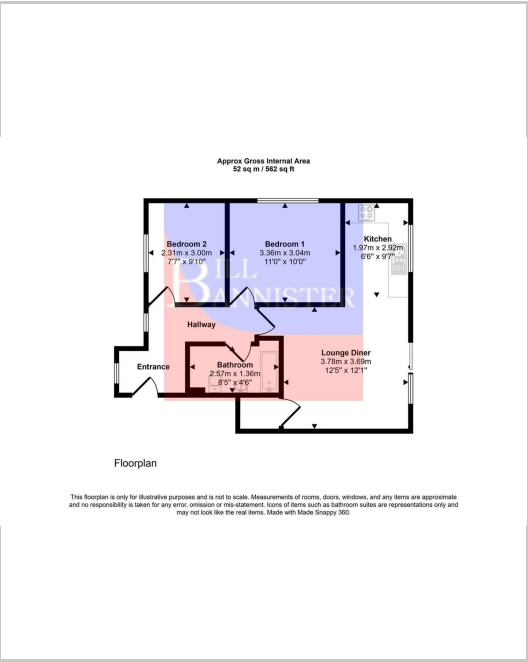
Mobile signal -

EE - Good outdoor only, Three - Variable indoor & good outdoor, O2 - Variable indoor & good outdoor, Vodafone - Good indoor & outdoor (sourced from Ofcom).

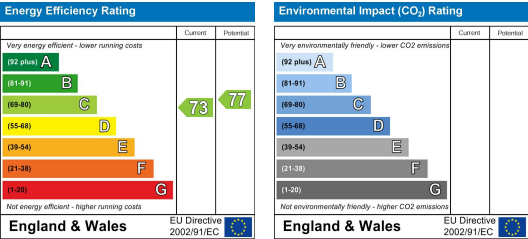
Area Map



Floor Plans



Energy Efficiency Graph



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