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**Portreath,
Redruth**

**£330,000
Leasehold**





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Property Introduction

Occupying a prominent position in the centre of the village, with an amazing outlook over the harbour towards the sea beyond, this two-storey apartment has, in recent years, been updated to high standard.

Benefitting from three double-size bedrooms, the ground floor shower room and first floor bathroom both have been restyled in a contemporary manner. The lounge/dining room has windows to the front with views over the harbour and the kitchen has been updated. Fully double glazed, there are modern electric radiators throughout.

To the outside, communal gardens lie to the front and rear and private parking will be found in the courtyard to the rear.

Properties in this location attract a high level of interest and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Portreath is a highly desirable coastal village on Cornwall's rugged north coast, it is noted for its active harbour with 'day boats' used for fishing in the summer months and the lovely sandy beach is popular with surfers.

Active throughout the year, the village has a variety of Public Houses and bars which offer dining facilities, local shops are nearby and include a well-respected bakery and there is a village school.

The A30 trunk road can be found within five miles, Redruth, which is a similar distance, has a mainline Railway Station with direct links to London Paddington and the north of England, Truro, the administrative and shopping centre for Cornwall, is within fifteen miles as is the university town of Falmouth on the south coast.

ACCOMMODATION COMPRISES

Door with staircase leading to first floor with communal access to three other flats, door to:-

HALLWAY

A central hallway with a large walk-in cupboard and an electric radiator. Recessed turning staircase to first floor and doors opening off to:-

LOUNGE/DINER 17' 9" x 15' 6" (5.41m x 4.72m) maximum measurements

Three uPVC double glazed windows to the front enjoying an outlook across the harbour and to the sea beyond. Four wall lights and programmable electric radiator.

KITCHEN 14' 1" x 7' 8" (4.29m x 2.34m)

uPVC double glazed window to the rear enjoying an outlook up the valley. Remodelled with a range of eye-level and base units on three sides having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in 'Hotpoint' oven with ceramic hob and hood over, space and plumbing for an automatic washing machine and dishwasher and space for tumble dryer. Extensive ceramic tiled splashbacks and feature skirting lighting.

SHOWER ROOM

Remodelled in a contemporary style with a close coupled WC, wall-mounted wash hand basin and oversize shower enclosure with rain head shower and tiling. Inset spotlighting, wall-mounted 'Bluetooth' mirror with in-built demister. Towel rail.

BEDROOM ONE 10' 0" x 9' 11" (3.05m x 3.02m)

uPVC double glazed window to the rear enjoying an outlook up the valley. Electric radiator.

FIRST FLOOR LANDING

A central landing with an airing cupboard containing an immersion tank. Panelled doors opening off to:-

BEDROOM TWO 12' 10" x 11' 4" (3.91m x 3.45m) maximum measurements, irregular shape into recesses

uPVC double glazed window to the front enjoying an outlook over the harbour and towards the sea. Large eaves storage cupboard, inset spotlighting and electric radiator.

BATHROOM

Remodelled in a contemporary style with a close coupled WC, wall wash hand basin and panelled bath with 'Triton' electric shower over. Towel rail, wall-mounted 'Bluetooth' mirror with shaver point. Inset spotlighting. Tiled splashback.

BEDROOM THREE 17' 9" x 11' 0" (5.41m x 3.35m) maximum measurements into recess

uPVC double glazed window to the rear enjoying a rural outlook up the valley. Electric radiator and inset spotlighting.

OUTSIDE FRONT

To the front of the property, there are communal lawned gardens and a dividing archway leads to:-

REAR

To the rear, there are communal gardens, bin storage and parking.

LEASEHOLD INFORMATION

The property has 964 years remaining of a 999-year lease. The current ground rent is £50.00 per annum and the current service charge, including ground rent, is £185.00 per calendar month. The communal charge includes external maintenance, garden maintenance, maintenance for parking areas and communal areas together with recycling.

AGENT'S NOTE

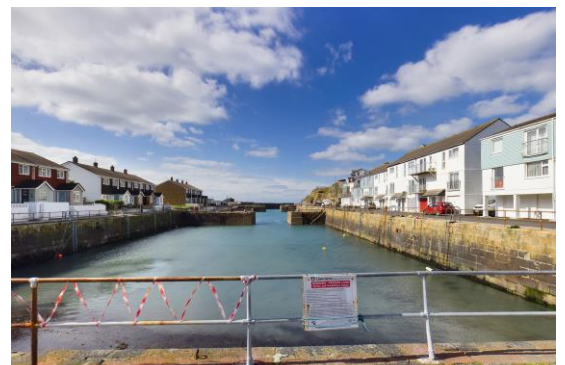
The Council Tax Band for this property is Band 'C'.

SERVICES

Mains water, mains sewage and mains electric.

DIRECTIONS

Approaching the village of Portreath from the Redruth direction, with the village school on your left-hand side, continue into the village and after passing a range of shops on the left, the road bears sharp left and Harbour Court will be identified on the left-hand side. If using What3words: abstracts.frosted.looked

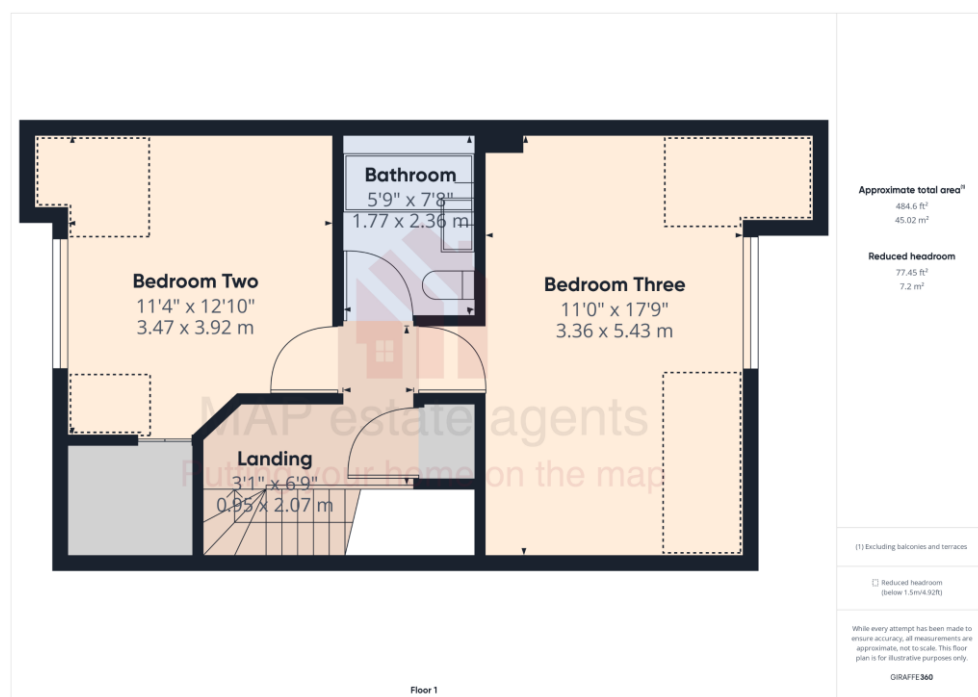


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Coastal village location
- Views over the harbour towards the sea
- Three double-size bedrooms
- Generous lounge/dining room
- Updated kitchen
- Contemporary-style shower room on ground floor
- Contemporary-style bathroom on first floor
- Modern electric radiators
- uPVC double glazing
- Private communal gardens and parking



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

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