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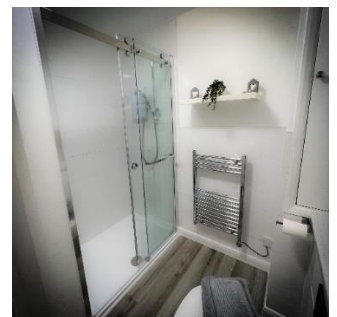
## *Offers in Excess of £280,000* Leasehold

*10 Harbour Court, Portreath, TR16 4NH*



- 400M FROM BEACH
- TWO BEDROOMS
- RECENTLY REFURBISHED
- ALLOCATED PARKING
- ELECTRIC CERAMIC RADIATORS
- IMMACULATE PRESENTATION
- SOUGHT AFTER COASTAL VILLAGE
- ALSO AVAILABLE FULLY FURNISHED

An immaculately presented Two Bedroom ground floor purpose built apartment located approximately 400m from the beach at Portreath. Currently used as holiday accommodation. The property has been refurbished throughout to an exacting standard to attract premium clientele but would equally make a beautiful home for the more discerning buyer. The accommodation comprises of: Entrance Hall, Kitchen, Lounge/Dining Room, Shower room/WC and One Double Bedroom and One Single Bedroom. The property is double glazed and heated by centrally controlled modern electric ceramic radiators. There is parking for one vehicle in the car park. The apartment is also available fully furnished (see agents note). EPC: D. Council Tax TBA (currently on business rates as used as a holiday let)



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# 10 Harbour Court, Portreath, TR16 4NH

Approached via a pathway leading to a secure communal entrance.

## COMMUNAL ENTRANCE

There are stairs rising to the first floor and a door to the inner hallway with a solid front door opening to:-

## ENTRANCE HALL

There are doors to all rooms and a built in storage cupboard.

## KITCHEN

10'5" x 7'5" (3.18m x 2.26m)

A beautiful modern kitchen with a range of base and eyelevel units with complimentary work surface over, inset single asterite sink with side drainer, built in electric oven, built in microwave, inset induction hob with extractor over, space for an upright fridge/freezer, space for a washing machine. There is a double glazed window to the side and the kitchen opens to:-

## LOUNGE/DINING ROOM

17'10" x 13'7" (5.44m x 4.14m)

A bright and airy room with double glazed windows to the front and patio doors opening to a sun terrace. There is a ceramic radiator and TV aerial point

## BEDROOM ONE

10'8" x 10'8" (3.25m x 3.25m)

A generous sized double bedroom with built in. There is a double glazed window to the rear and a ceramic radiator.

## BEDROOM TWO

10'0" x 6'9" (3.05m x 2.06m)

A good sized single bedroom. There is wardrobe, wall mounted panel heater and a double glazed window to the rear.

## SHOWER ROOM/WC

A modern suite comprising of a double width shower enclosure with electric shower over, WC with hidden cistern, wash hand basin set in a vanity unit, two built in cupboards and extractor.

## OUTSIDE

There is a patio area to the front of the property with space for table and chairs etc.

## PARKING

There is one allocated parking space for the property.

## AGENTS NOTE

The property is also available fully furnished by separate negotiation. There are 964 years remaining on the lease and the maintenance charge is £185 per month.

Due to holiday commitments completion cannot take place until 10th November 2024

## SERVICES

The property is connected to mains electricity, water and drainage.

Mobile coverage is available on 3 O2 & Vodafone.

Broadband speeds from 8Mps basic and 80Mps Superfast.



# Harbour Court, Portreath, Redruth

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale

