

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully presented, two bedroom, ground floor, purpose built apartment in the heart of the Cornish fishing village of Porthleven.



Situated in the heart of this sought after Cornish fishing village, is this well proportioned, two bedroom, purpose built ground floor apartment. The residence, which benefits from underfloor heating and double glazing, is beautifully presented and boasts many refinements of modern living with an en suite master bedroom and a modern stylish fitted kitchen units. Currently run as a successful holiday let, the apartment has a pleasant outside patio area to the front whilst, located behind the apartments, is a residents' parking area.

In brief, the accommodation comprises a hall, open plan lounge/kitchen/diner, shower room, two bedrooms with the master bedroom benefitting from an en suite bathroom.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many public houses, restaurants and businesses. The village provides facilities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning brass band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to

HALL

With spotlighting, a built-in cupboard housing a water tank and doors to both bedrooms, shower room and door to

LOUNGE/KITCHEN/DINER 6.40M X 4.57M (21' X 15')

A fabulous dual aspect open plan room with spotlighting and french doors opening on to the patio.

KITCHEN AREA

Comprising attractive stone working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap, cupboards and drawers under and wall cupboards over. Decorative under cupboard lighting. Built-in appliances include an oven with hob and hood over, a washing machine and a fridge/freezer.

SHOWER ROOM

Comprising a shower cubicle, wall mounted washbasin with mixer tap over and a W.C. with concealed cistern. There is a tiled floor, partially tiled walls, a heated towel rail, spotlighting and a built-in mirrored cupboard unit.

MASTER BEDROOM 4.72M X 3.12M (15'6" X 10'3")

A dual aspect room with spotlighting. There is a built-in wardrobe and door to

EN SUITE

An en suite bathroom comprising a bath with both mixer tap and flexible shower hose over, wall mounted washbasin with mixer tap over and a close coupled W.C. with concealed cistern. The room has a tiled floor, partially tiled walls, a towel rail and mirrored bathroom cupboard.

BEDROOM TWO 3.12M X 3.12M (10'3" X 10'3")

With outlook to the rear, spotlighting and a built-in wardrobe.

OUTSIDE

To the front of the property is a pleasant patio area which would seem ideal for alfresco dining and entertaining. Located to the rear of the Monterey Development is a parking area and a communal recycling and refuse store.

AGENTS NOTE ONE

We are advised by the owners of the property that the apartment is a leasehold property with the lease granted on 1st July, 2008 for two hundred years.

AGENTS NOTE TWO

The owner advises us that the service charge payable under the terms of the lease is £1,102.00 for the year 2022. The ground rent was £125.00 for the year 2022.

AGENTS NOTE THREE

We are advised that there is a residents' parking area to the rear of the property. However the spaces are not allocated to specific apartments.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our Porthleven office proceed down Fore Street and along the harbour head passing the Kota Kai Restaurant on your right hand side and follow the road around to the right along Methleigh Bottoms. The property will be found after a short distance on your left hand side.

WHAT THREE WORDS - dignitary. october. take

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

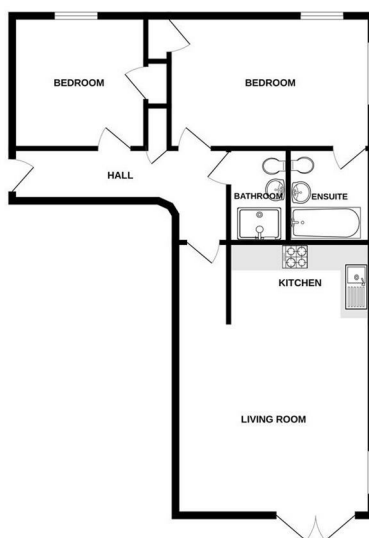
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

24th November, 2023.

1 THE MONTEREY METHLEIGH BOTTOMS, PORTHLEVEN, CORNWALL, TR13 9JR PRICE GUIDE £332,995

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of floor, ceiling, walls and any other part are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information only and does not constitute an offer of any property. The plan is for information only and does not constitute an offer of any property. The plan is for information only and does not constitute an offer of any property.

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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