



5 The Beach Kuggar  
Ruan Minor, TR12 7LX







# 5 The Beach Kuggar Ruan Minor, TR12 7LX

The perfect coastal retreat, just moments from the beautiful sands of Kennack, a beach loved by families and surfers alike. This stylish two bedroom, two bathroom apartment enjoys an abundance of natural light and offers a wonderful blend of coastal and rural views. Upon entering, you are welcomed into a spacious hallway providing access to all rooms, along with a generous storage cupboard. The open plan living, dining, and kitchen area forms the heart of the home, flooded with light and perfectly positioned to take in views of the coastline and surrounding countryside, with Juliet balcony doors that invite in the fresh sea air on warmer days. The property is finished to an excellent standard throughout, featuring engineered oak flooring, a sleek contemporary kitchen with gloss grey units, and well appointed bathrooms, all reflecting careful attention to detail and creating a home that feels refined, relaxing, and ready to enjoy from day one.

Further benefits include an allocated parking space and access to well maintained communal gardens, which feature a sheltered seating area ideal for unwinding outdoors. Offered with vacant possession and no onward chain, the apartment would also make an excellent holiday home or investment opportunity.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £325,000**

**Location**

Located just a short walk from the beautiful long sandy Kennack Sands Beach with rock pools to explore and being popular with local surfers this is a truly enviable location. There are a choice of other nearby beaches including the iconic Kynance Cove and the pretty and traditional fisherman's cove at Cadgwith. The Lizard Peninsula is the perfect place for watching the stars with very little light pollution. Keen walkers will enjoy joining the South West Coastal path and taking the opportunity to view some of the most beautiful coastline in England. Nearby Ruan Minor offers day to day facilities with a farm shop and café within walking distance. Wider facilities are on offer in nearby Mullion and Helston including shops, pubs and restaurants.

**Accommodation**

Entrance Hallway  
Open plan lounge/diner/kitchen  
Bedroom Two  
Bathroom  
Bedroom One with Ensuite

**Outside**

Externally there are attractive well maintained communal gardens to include a sheltered seating area, planted with palms with a lovely mediterranean feel.

**Parking**

The property enjoys the benefit of an allocated parking space.

**Leasehold Information**

Prospective purchasers should be aware that there is a service charge of £3010 per annum which includes buildings insurance, communal cleaning, fire requirements and gardening. There is a 999 year lease which began in 2016 and 989 years remaining with the NHBC building warranty ending in 2026.

**Services**

Mains water and electricity, private drainage. The property is currently used as a holiday let so no council tax banding applies.

**Council Tax Band**

The property is currently used as a holiday let so no council tax banding applies.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### What3Words

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### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

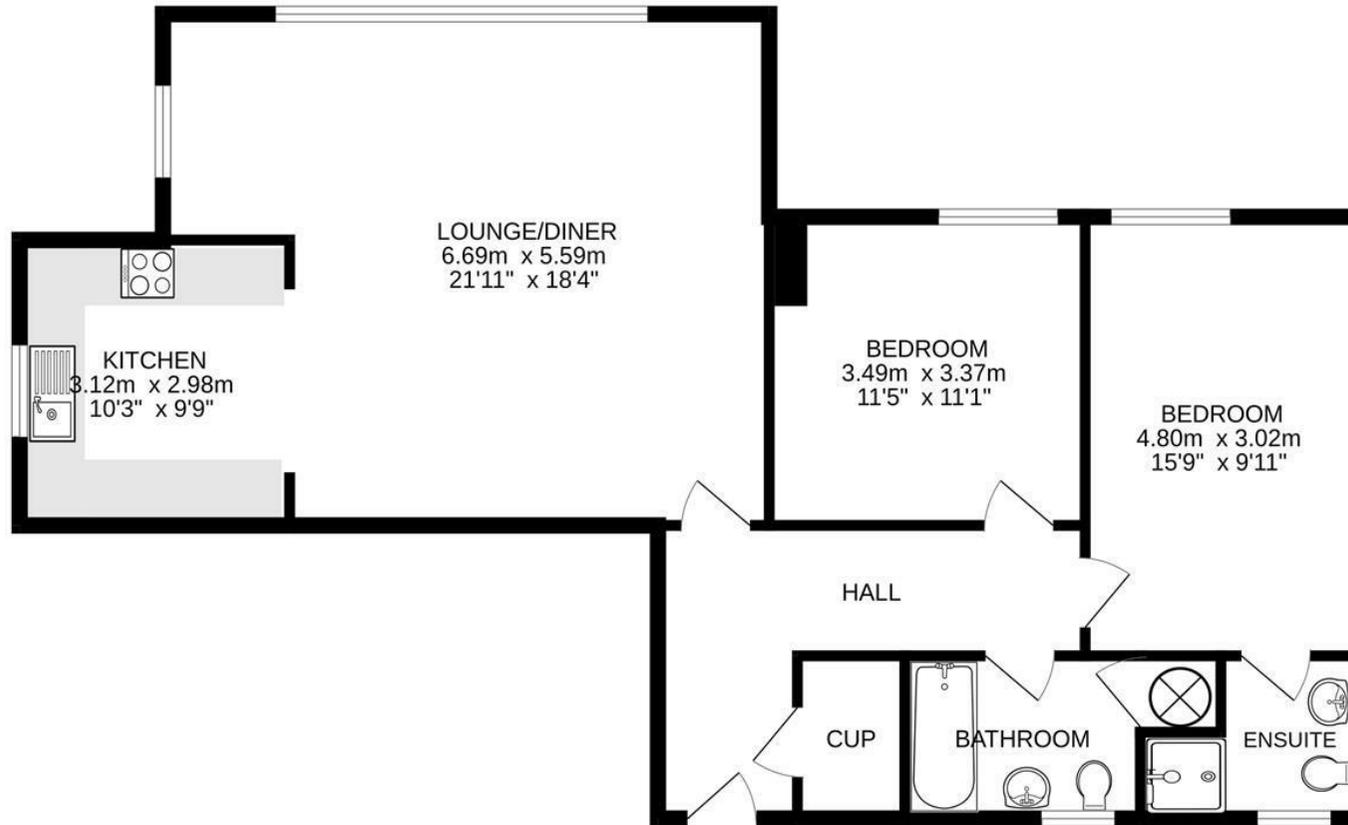
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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