

# Apartment 6 Headland Apartments Coverack, TR12 6SB







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A beautifully presented one bedroom apartment enjoying sea and headland views from the side aspect and set in a stunning location. A superb second home/investment purchase ideal for those wishing to invest in a 'lock up and go' coastal property. The accommodation comprises a double bedroom, living room, modern kitchen and contemporary bathroom. The eight acres of landscaped and woodland grounds are sympathetically and well kept and there is a tennis court. The apartment is part of the former grand Coverack Headland Hotel and the whole building has recently had considerable investment having undergone a program of major improvement.



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**Guide Price- £180,000**

**Location**

Situated on the South West Coastal path the property is within short walking distance of a secluded beach, cove and the picturesque fishing village of Coverack itself. The beautiful Lizard Peninsula is renowned for coastal walking, water sports and sandy beaches. Coverack has a traditional working harbour, a village store, pub and several eating establishments. There is also a windsurfing school, and diving nearby at Porthkerris on the many wrecks around the Manacles. Mullion Golf Club is a short drive away.

**Accommodation**

- Entrance Hallway
- Bedroom
- Kitchen
- Living Room
- Bathroom

**Grounds**

The well maintained communal gardens are a huge asset to the property, they are mainly to lawn with

established shrubs, hedging palm and planted borders. There are a number of seating areas all strategically placed to take full advantage of the stunning coastal and countryside views. There is also a tennis court. We are advised that the grounds of the Headland Estate amount to in excess of six acres.

**Leasehold Information**

Our client has informed us that there is a 150 year lease which started in 1987. The annual service charge is currently £3604

**Agents Note One**

We understand a holiday occupancy restriction applies to all apartments within the building, therefore it may not currently be one's primary residence.

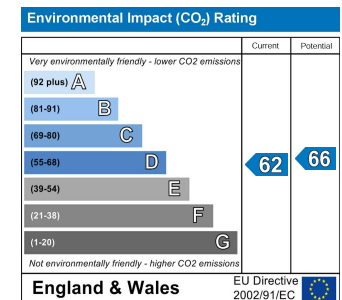
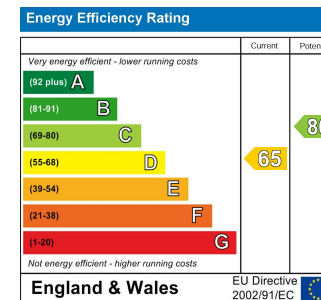
**Agents Note Two**

The owners have unrestricted use of the all weather tennis court within the grounds, gardens and other shared services such as laundry room facilities and telephone.

**Agents Note Three**

All Leaseholders have an equal share in Coverack Headland Ltd which owns the Freehold.





**Services**

Mains water, electricity and drainage. Our client has informed us that the property is not subject to double Council Tax charges.

**Council Tax Band- A****Broadband and Mobile 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/>

**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.

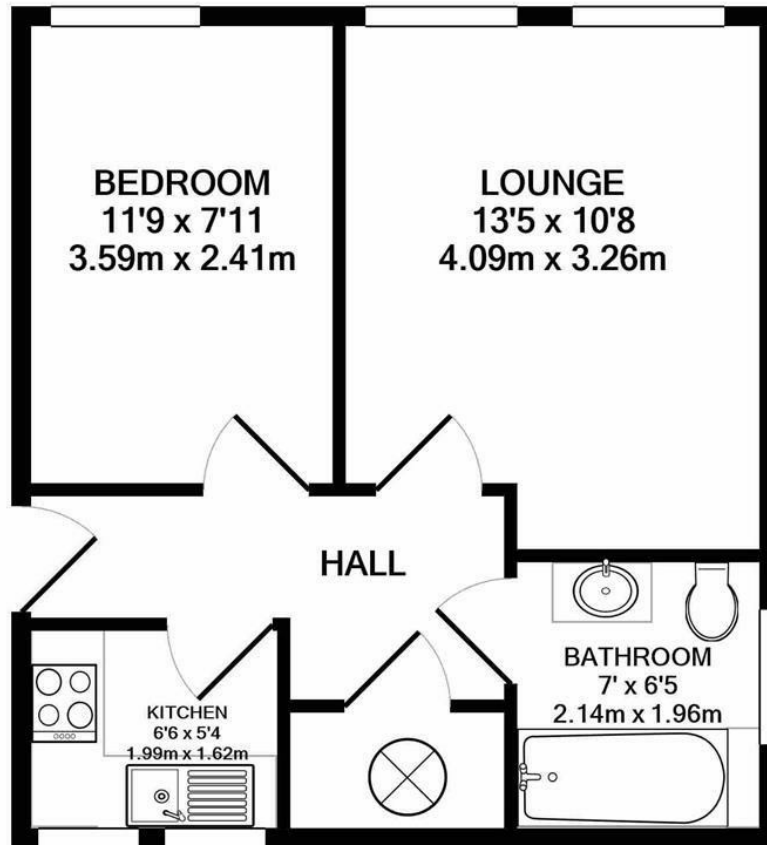
**Proof of Finances**

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.

**What3Words**

///starfish.pony.zips





**TOTAL APPROX. FLOOR AREA 380 SQ.FT. (35.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COVERACK HEADLAND

