

8 Headland Apartments Coverack, Cornwall TR12 6SB





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This exquisite one bedroom apartment, finished to a high standard throughout, is ready to maximise its full potential and is currently used as a successful holiday let.. Nestled in the popular fishing village of Coverack, right on the coast path, it offers breathtaking sea views. The entrance porch is perfectly set up to welcome guests, and the wide staircase leads up to the first floor, where you'll find the luxury apartment. The dual aspect living room is ideal for relaxing and dining, with an adjacent well appointed kitchen that provides ample space for meal preparation and storage of kitchen essentials. The spacious bedroom offers a serene retreat after a day of walking and enjoying the beach. The modern shower room has been cleverly finished and designed for easy maintenance.

With its prime location and stunning finish, this apartment is a perfect blend of comfort and coastal charm.



The Mather Partnership, Offices in Helston & Hayle
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| www.thematherpartnership.co.uk

Offers in excess of £190,000

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

The property offers an entrance hallway, a lounge/dining room, kitchen, shower room and generous double bedroom.

The 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.

Tenure

The tenure is Leasehold and the property is being sold with the remainder of a 999 year lease which commenced on 01/01/1988. Our clients have informed us that the current management charge is approximately £3604.15 per annum. There is a £10 ground rent. All Leaseholders have an equal share in Coverack Headland Ltd which owns the Freehold.

Agents Note

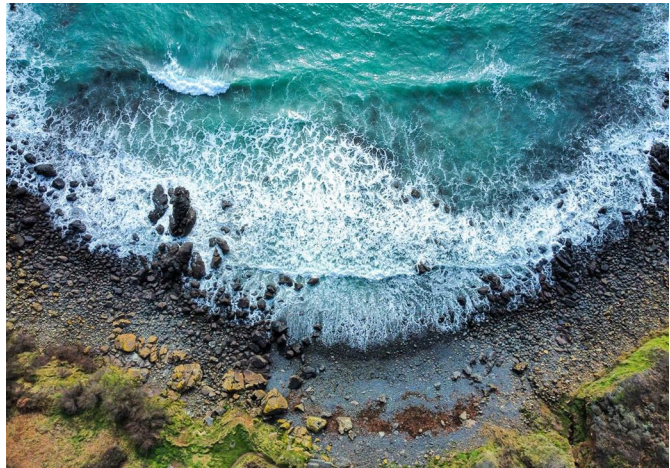
We understand a holiday occupancy restriction applies to all apartments within the building, therefore it may not currently be one's primary residence.

Council Tax Band- A

Services

Mains water, drainage and electricity





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(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	

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

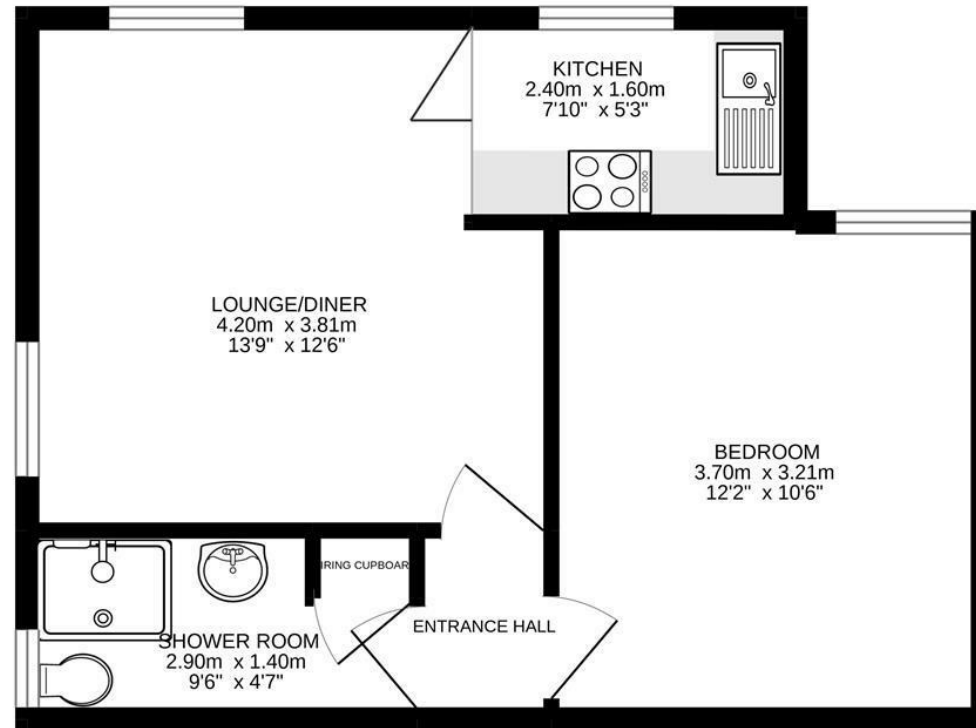
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///singers.noticing.chestnuts



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

