

EPC: No EPC

St. Merryn, Padstow, Cornwall

Guide Price: £20,000

STRATTON CREBER













A two-bedroom detached holiday chalet situated in the popular Atlantic Bays holiday park. The property offers an open plan lounge/kitchen/diner, two bedrooms, bathroom and a patio seating area, having been recently redecorated and furnished throughout and re-roofed. Situated: Atlantic Bays holiday park is situated circa 1 mile from St Merryn village with a range of shops, restaurants and cafes, situated in the 'Seven bays for seven days' area of North Cornwall. On site facilities include a reception/shop, bar with entertainment during peak seasons, launderette and play park, with planning permission in place for a new leisure complex with indoor pool and spa. The site is open for 10 months of the year.

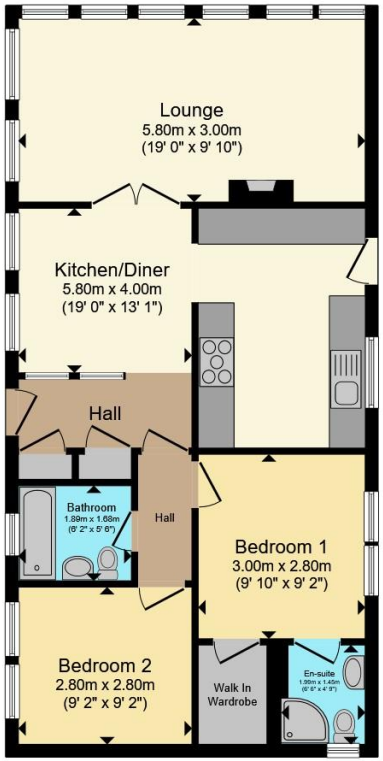
Ground Floor:
Open plan lounge/kitchen/diner, two
bedrooms and bathroom.

Outside:
Patio seating area and use of the communal grounds and facilities.
Viewings - strictly by prior appointment with Stratton Creber Padstow
01841 532230.

Leasehold with the remainder
of a 999 year lease.







Floor Plan

Total floor area 70.1 m² (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Tenure: **Leasehold**

Service Charge: **£3160.88**

Years Left on Lease: **998 – 999 year lease from 2025**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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