



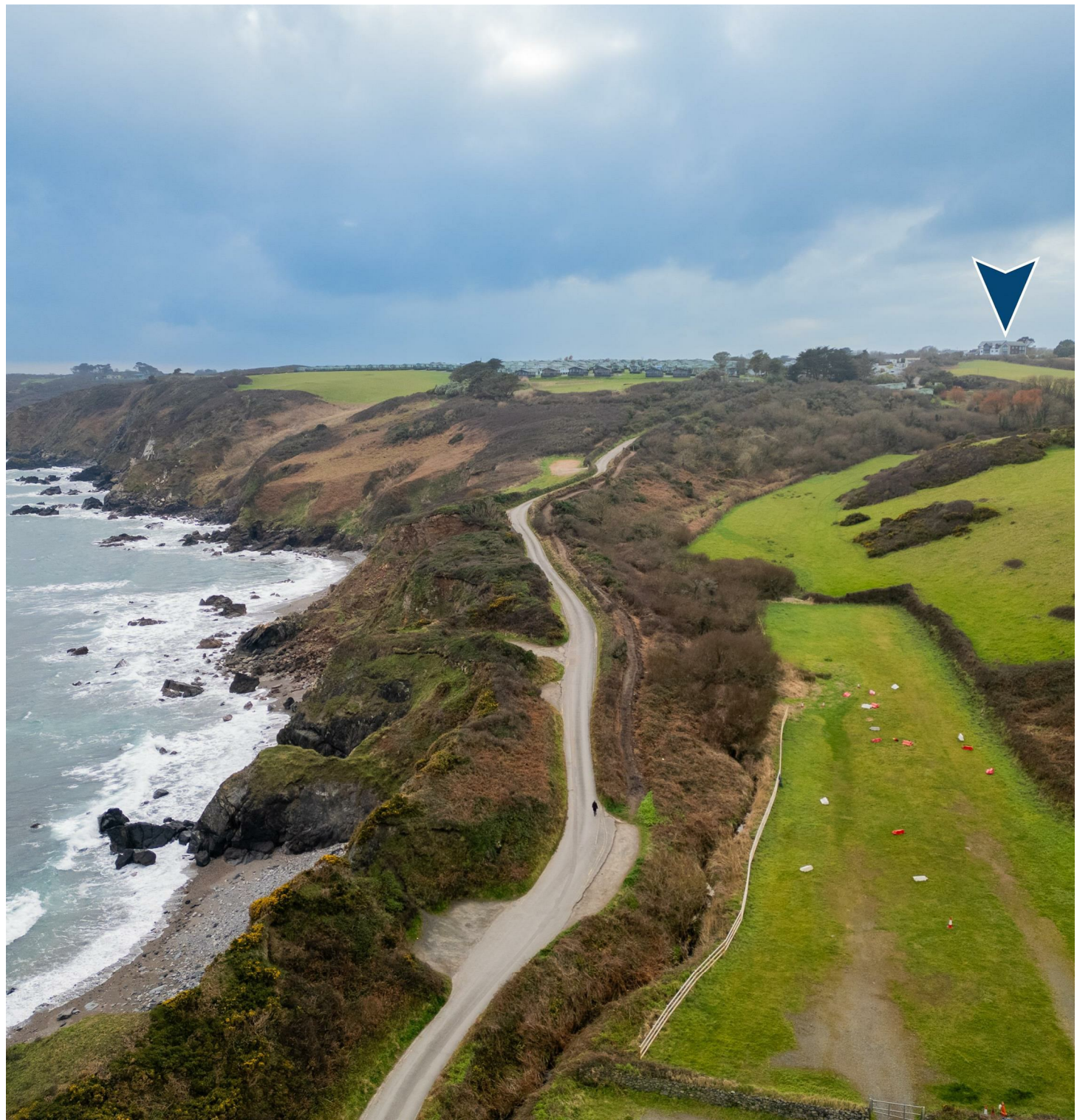
6 The Beach Ruan Minor, TR12 7LX

£399,950 Leasehold

CHRISTOPHERS
ESTATE AGENTS

6 The Beach

- AN EXCEPTIONAL PENTHOUSE APARTMENT
- ENVIABLE PANORAMIC OUTLOOK TO KENNACK SANDS AND THE RUGGED COASTLINE
- GLASS BALUSTRADE AND JULIET BALCONY
- OPEN-PLAN LIVING AREA
- BEAUTIFULLY FITTED KITCHEN
- TWO GENEROUSLY SIZED DOUBLE BEDROOMS
- LANDSCAPED COMMUNAL GARDENS AND GROUNDS AND AN ALLOCATED PARKING SPACE
- LEASEHOLD
- COUNCIL TAX E
- EPC C74







Arguably the pick of the apartments within the select 'The Beach' development, the residence is situated a relatively short walk from the delightful Kennack Sands.

Boasting a wealth of desirable features, these include a vaulted ceiling in the open plan living space, enabling natural light to flood in, a striking isosceles feature window and a large sliding patio door with a glass balustrade and Juliet balcony.

The expansive open-plan living area would seem the perfect place in which to entertain and relax, with the patio door allowing the sea breeze and sounds to drift in.

The beautifully fitted kitchen is well appointed with sleek grey high gloss units, white Corian style worktop surfaces and a full range of integrated appliances.

There are two generously sized double bedrooms, the master benefitting from a nicely appointed en-suite shower room, while a separate shower room serves the second bedroom and guests.

Refinements include lift access to the apartment, a secure entry system, double glazing, an electric boiler, underfloor zoned heating, recessed spotlighting and wood effect flooring

Outside there are landscaped communal gardens and grounds and an allocated parking space.

The hamlet of Kuggar is just half a mile or so from the beautiful long sandy Kennack Sands Beach with many rock pools to explore and also being popular with local surfers. There are a choice of other nearby beaches including the iconic Kynance Cove and the pretty and traditional fishermen's cove at Cadgwith.

The Lizard Peninsula is an Area of Outstanding Natural Beauty and 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, public houses

THE ACCOMMODATION COMPRISES (measurements approx)

ENTRANCE DOOR TO

HALLWAY

Of generous proportions with secure entry phone, loft hatch to roof void, recessed spotlighting, wood effect flooring, door to storage cupboard and doors off to the shower room, both bedrooms and door to open plan lounge/dining area/kitchen.

OPEN PLAN LOUNGE / DINING AREA / KITCHEN

LOUNGE AREA 21'3" x 13' (plus door recess) (6.48m x 3.96m (plus door recess))

Fabulous open plan dual aspect living space with a vaulted ceiling, a bespoke isosceles feature window, sliding glazed patio door with glass balustrade and a Juliet balcony. There are attractive wall mounted uplighters and large windows to the front and side aspect enabling one to take full advantage of the wonderful coastal outlook.

DINING AREA 8'7" x 8'3" (2.62m x 2.51m)

With vaulted ceiling, window to side aspect enjoying a rural outlook towards Goonhilly and opening to kitchen.

KITCHEN 8'3" x 8'2" (max) (2.51m x 2.49m (max))
Beautifully fitted contemporary kitchen comprising white Corian style working top surfaces with matching up stands and complementary grey high gloss wall units above with cupboards and drawers below. A range of integrated appliances include a fridge freezer, electric oven, dishwasher and a washing machine. There is an electric hob with a chimney style hood over and a sink with a mono block mixer tap and graphite style splashback.

SHOWER ROOM
Beautifully appointed with a contemporary white suite comprising a low-level w.c, a wash hand basin with mixer tap over, set within a vanity unit with drawers under and mirror over and a generous walk-in shower cubicle with thermostatic shower and easy clean surfaces. There is a chrome ladder style heated towel rail, an extractor fan, recessed spotlighting, partial tiling to the walls and tiling to the floor. Door to plant room, housing electric boiler and hot water cylinder.

BEDROOM ONE (En-suite) 15'3" x 10'2" (plus en-suite) (4.65m x 3.10m (plus en-suite))
A lovely double bedroom enjoying a dual aspect to both the rear and side with views across the countryside towards Kennack Sands and the coastline beyond. Door to en-suite shower room.

EN-SUITE SHOWER ROOM
Nicely appointed with a white suite comprising a low-level w.c, a wash hand basin with mixer tap over, set with a vanity unit with drawers under and mirror over and a walk-in shower cubicle with easy clean surfaces, housing a thermostatic shower. There is a ladder style heated towel rail, an extractor fan and partial tiling to the walls and tiling to the floor.

BEDROOM TWO 11'7" x 11'4" (3.53m x 3.45m)
Generous double bedroom with large windows to the side aspect being so designed as to take in the wonderful outlook towards Kennack Sands, Black Head and the sea beyond.

OUTSIDE
A driveway leads up to and around The Beach, to the residents parking area, within which Seascapes has the benefit of an allocated parking space.

Pleasant landscaped communal gardens can be found to the front, side and rear of the development. Entrance doors to the front and rear enable access to The Beach, whilst there is a secure entry phone system and lift access available to the apartment.

AGENTS NOTE ONE
The property is Leasehold and has the remainder of a 999 year lease, which, we understand, was granted on 1st September 2016.

AGENTS NOTE TWO
We are advised that the service charge is currently in the region of £3010 per annum which includes, amongst other things, ground rent, buildings insurance, maintenance, cleaning and upkeep of the communal grounds gardens and lift at the development.

AGENTS NOTE THREE
We are advised by our owners that there have been planning applications PA20/02828 and PA20/09315 which relate, inter alia, to three properties at the rear of the car park and four properties at the side. Further details can be found on the Cornwall Planning Portal.

AGENTS NOTE FOUR
We are advised that the contents of the apartment may be available by separate negotiation.





SERVICES

Mains water and electricity. Private drainage.

DIRECTIONS

From Helston take the road to The Lizard and at the roundabout at the end of the Culdrose Airfield turn left signposted St Keverne. Follow this road down into the valley and up to the next mini roundabout and turn right towards St Keverne. Follow this road across Goonhilly Downs and turn right at the crossroads signposted for Kuggar and Kennack Sands. Follow this road for approximately two miles until approaching Kuggar. Continue to the 'T' junction and turn left for Kennack Sands. Continue a short distance where the entrance to The Beach will be found on the left hand side.

VIEWING

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

COUNCIL TAX

Council Tax Band E.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

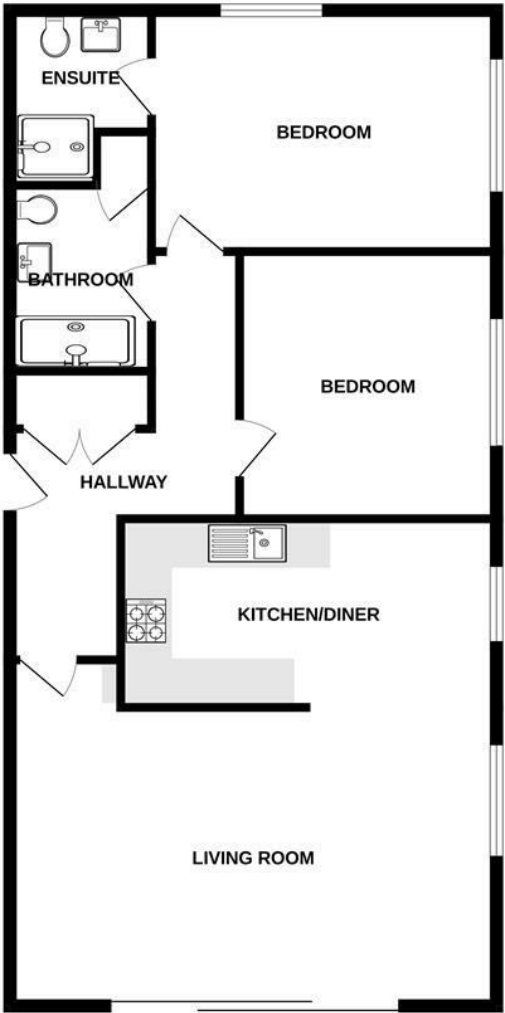
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

20th March 2025



GROUND FLOOR
947 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (87.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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