



Little Kantara, Fore Street,
Marazion, Cornwall, TR17 0AW









LITTLE KANTARA, FORE STREET, MARAZION, CORNWALL, TR17 0AW

GUIDE PRICE £275,000 SHARE OF FREEHOLD

An exceptional one bedroom ground floor apartment located in the centre of this popular village, with sea views across Mount's Bay and having been used as a successful holiday let.

- * DOUBLE BEDROOM WITH SEA VIEWS * LIVING ROOM * OPEN PLAN KITCHEN/DINER ***
- * SHOWER ROOM * UTILITY AREA * ENCLOSED COURTYARD WITH RAISED DECKED AREA ***
- * GOOD DECORATIVE ORDER THROUGHOUT * SUCCESSFUL HOLIDAY LET ***
- * MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***
- * CONSERVATION AREA * CENTRAL POSITION * CHAR AND CHARACTER THROUGHOUT ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***
- * APPROXIMATELY 61 SQUARE METRES ***

Little Kantara has deceptively spacious accommodation which the present vendors have maintained to a high standard and is therefore offered for sale in good decorative ordered throughout. There are period features throughout the property which really need to be seen to be appreciated. A particularly attractive feature is the raised decked area to the rear of the property which has sea views to Mount's Bay and steps down to a sunken patio, which offers a good degree of privacy. Little Kantara is located in the centre of Marazion, therefore within walking distance of most amenities and the sandy beach. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE VESTIBULE: Tiled floor, dado rail, stained glass door to:

ENTRANCE HALL: Panelled walls, exposed floorboards, plate rack, electric radiator.

LIVING ROOM: 22' 4" x 15' 0" (6.81m x 4.57m) Open fireplace with period style log burner set on a slate hearth with solid timber mantle, built in cupboards to either side, exposed floorboards, wall lights, TV point, two electric radiators. Open plan to:

KITCHEN AREA: Inset one and a half bowl sink unit with cupboards below, range of bespoke base units, impressive granite fireplace, free standing five ring electric stove and extractor fan over, integrated fridge and dishwasher, exposed floorboards, sunken spotlights.

REAR HALLWAY: Built in cupboard with plumbing for washing machine, further built in cupboard, double glazed doors to garden.

BEDROOM: 13' 9" x 10' 8" (4.19m x 3.25m) Lovely sea views over to Mount's Bay, laminated flooring, shelved recess area, radiator. Double glazed sliding patio doors to garden.

SHOWER ROOM: White suite comprising double size tiled shower cubicle with glazed door and chrome fittings, vanity unit with wash hand basin and cupboards below, low level WC, tiled flooring with underfloor heating.

OUTSIDE: Enclosed rear courtyard style garden with raised decked area taking advantage of the sea views with steps down to a sunken patio and garden shed, with a good degree of privacy.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: From Penzance proceed into the town of Marazion, continue through the main town area and Little Kantara will be found on your right hand side just before the turning into Praeds Lane.

TENURE: Remainder of 999 year lease setup 25th December 2017 along with a 50% share of the freehold.

COSTS: 50% share of any maintenance of the building as required.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband might be available to the property. We tested the phone signal for Vodaphone which was intermittent. The property is constructed of granite under a slate roof. The property is constructed of

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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