



Garden Apartment, 9a St. Marys
Terrace, Penzance, TR18 4DZ



Marshall's
ESTATE AGENTS







GARDEN APARTMENT, 9A ST. MARYS TERRACE, PENZANCE, TR18 4DZ

GUIDE PRICE £375,000 FREEHOLD

A two storey freehold three bedroom apartment with garden, situated in popular residential street opposite Morrab Gardens, yet within walking distance of both the town centre and the Promenade giving easy access to the bus routes to Newlyn, Mousehole, Marazion, etc.

*** THREE EN SUITE BEDROOMS * TWO SEPARATE RECEPTION ROOMS ***

*** KITCHEN WITH FITTED APPLIANCES * UTILITY ROOM ***

*** COTTAGE STYLE GARDEN TO FRONT * FREEHOLD APARTMENT ***

*** OPPOSITE MORRAB GARDENS * CLOSE TO TOWN CENTRE AND PROMENADE ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 98 SQUARE METRES ***

A beautifully presented freehold apartment with accommodation arranged over two floors, to comprise of a separate lounge, dining room, kitchen, en suite bedroom and utility room on the ground floor with two further en suite bedrooms on the first floor. There is an enclosed cottage-style garden to the front and a courtyard to the rear. The property is situated in a popular residential street of period houses opposite the sub-tropical Morrab Gardens. The apartment is double glazed where stated, heated via gas central heating, retains many original features throughout and an internal viewing is fully recommended.

Communal door into:

COMMUNAL HALLWAY: Further half glazed door into the:

APARTMENT

LIVING ROOM: 16' 3" x 12' 5" (4.95m x 3.78m) Box sash window to front, painted wooden floor, coved ceiling, flueless gas fire to one wall with recess to either side, TV and telephone points, radiator. Folding double glass doors into:

DINING ROOM: 15' 4" x 11' 8" (4.67m x 3.56m) Painted wood floor, double glazed window to rear, feature granite chimney breast with shelved recesses to each side, two radiators, stairs to first floor. cloak and understairs storage cupboard. Walk through into the:

KITCHEN: 11' 10" x 9' 6" (3.61m x 2.90m) Radiator, range of base and wall units with worksurfaces and tiling over, double glazed window overlooking the courtyard, one and a half bowl stainless steel sink unit, integral five ring combination range cooker with extractor over, tiled floor, glazed door into:

BEDROOM THREE: 9' 7" x 9' 5" (2.92m x 2.87m) Tiled floor, double glazed window to rear, radiator, glazed door into:

EN SUITE: Fully tiled, double glazed window to rear, radiator, pedestal wash hand basin, WC, bidet, bath with shower head, radiator, shelved cupboard.

Door from bedroom three into:

UTILITY ROOM 10' 9" x 4' 3" (3.28m x 1.30m) Plumbing for washing machine and tumble dryer, tiled floor, two doors to the rear courtyard and giving access to rear service lane.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 10' 7" x 10' 5" (3.23m x 3.17m) Double glazed window to rear, radiator, shelved storage area, door to:

EN SUITE SHOWER ROOM: Double glazed window to rear, heated towel rail, fully tiled walls, pedestal wash hand basin, WC, fully tiled shower cubicle, wall mounted combination boiler.

BEDROOM TWO: 8' 1" x 7' 6" (2.46m x 2.29m) Double glazed window to rear, radiator, door to:

EN SUITE SHOWER ROOM: Double glazed window to rear, WC, pedestal wash hand basin, fully tiled shower cubicle.

OUTSIDE: To the front of the property, there is a pretty cottage-style garden which is laid to granite chippings and enclosed by hedging, taking advantage of the afternoon sun. To the rear there are two fully enclosed courtyards, one giving pedestrian access onto the rear lane.

AGENTS NOTE: We understand from Openreach website that Fibre broadband is not yet available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of stone under tiled slate roof. The owners of this freehold apartment also own the freehold of the whole building. The apartment above is under a lease which was set up in 1978, therefore leaving 54 years left on this lease. Prior to offering, investigation should be made with mortgage companies, if a mortgage is required.

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 362023

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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