



Abbey Stables, New Street,  
Penzance, Cornwall, TR18 2NE

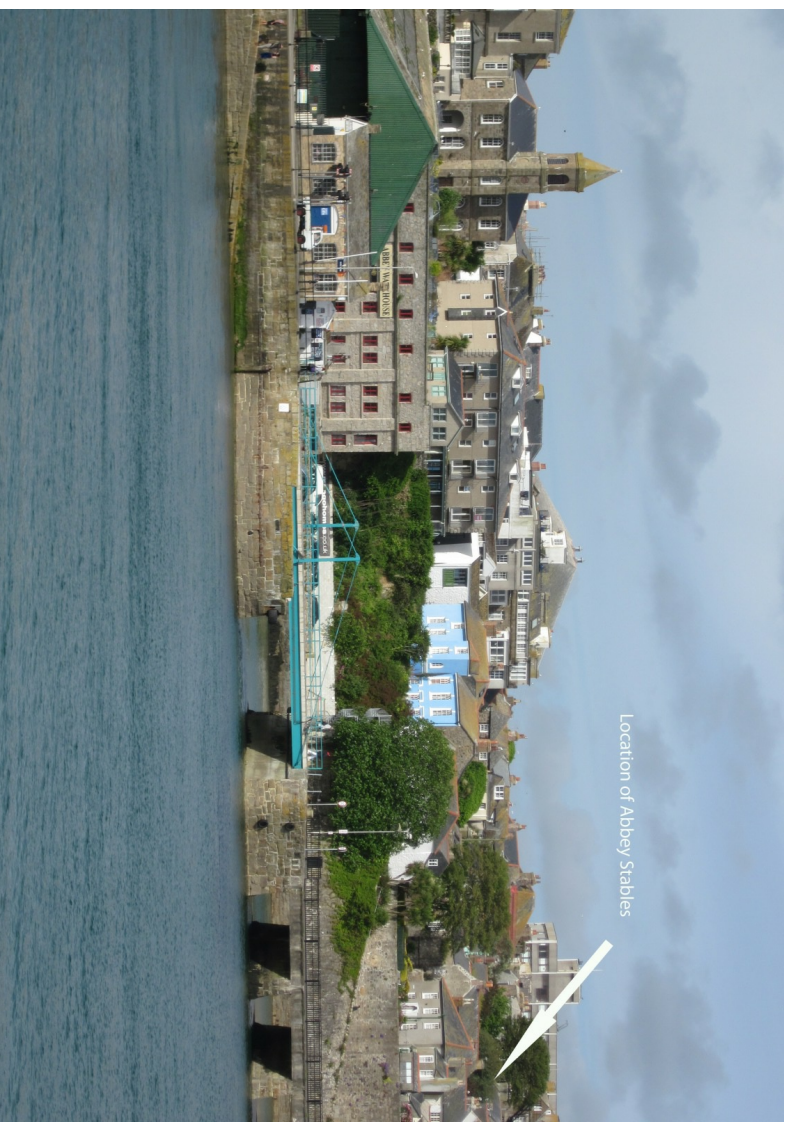


Marshall's

ESTATE AGENTS







Location of Abbey Stables



**ABBEY STABLES, NEW STREET, PENZANCE, CORNWALL, TR18 2NE**

**GUIDE PRICE £277,500 LEASEHOLD**

A rare opportunity to acquire an extremely well presented one bedroom ground floor apartment, which is formerly part of the old stable block behind the Abbey Hotel in one of the oldest parts of Penzance. The cobbled courtyard garden to the front is a particularly attractive feature, being secluded with access to off road parking for one vehicle.

- \* PRIME RESIDENTIAL AREA \* CLOSE TO WATERFRONT & MOST AMENITIES \***
- \* PEACEFULLY LOCATED \* MANY PERIOD FEATURES \* SENSITIVELY MODERNISED \***
- \* DOUBLE BEDROOM \* SPACIOUS LIVING ROOM \* KITCHEN/BREAKFAST ROOM \***
- \* WELL EQUIPPED SHOWER ROOM \* GAS CENTRAL HEATING \***
- \* GOOD DECORATIVE ORDER THROUGHOUT \* SUCCESSFUL HOLIDAY LET \***
- \* MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \***
- \* COBBLED COURTYARD GARDEN TO FRONT \* OWN PARKING SPACE \***
- \* CONSERVATION AREA \* LONG LEASE + SHARE OF FREEHOLD \* VIEWING RECOMMENDED \***
- \* EPC = D \* COUNCIL TAX BAND = RATED FOR BUSINESS \***
- \* APPROXIMATELY 48 SQUARE METRES \***

The property has spacious well-proportioned living accommodation with much character throughout having been used as a successful holiday let and located in a quiet residential area behind a tall granite wall with a cobbled courtyard. Abbey Stables is a fine example of a period ground floor apartment, which the present vendors have maintained to a high standard and is, therefore, offered for sale in good decorative order throughout. Having been used as a holiday let, the majority of fixtures and fittings can be made available by separate negotiation. To the outside of the property there is an enclosed south facing cobbled courtyard garden with a high granite wall, which creates a good degree of privacy, leading to a parking space. Abbey Stables is located in one of the oldest parts of Penzance, just off New Street, close to the Promenade and most of Penzance's amenities. Due to the popularity of properties such as this, we recommend an early appointment.

Stable door to:

**KITCHEN/BREAKFAST ROOM:** 13' 1" x 7' 8" (3.99m x 2.34m) plus recess, ideal for fridge freezer. Stainless steel inset single drainer sink unit with cupboards below, range of fitted base units, further built in cupboards, shelving, built in oven, four ring hob and extractor hood over, plumbing for washing machine, small breakfast bar, tiled flooring, radiator. Steps up to:

**LIVING ROOM:** 16' 0" x 12' 5" (4.88m x 3.78m) plus shelf recess. Granite chimney with electric fire, beamed ceiling, painted floorboards, window overlooking cobbled courtyard having deep slate sill, stable door, built in storage cupboard, TV point, spotlights, radiator.

**BEDROOM:** 12' 3" x 10' 5" (3.73m x 3.17m) Built in double wardrobe with cupboards above, window overlooking cobbled courtyard with deep slate sill, sunken spotlights, exposed granite, radiator.

**SHOWER ROOM:** White suite comprising corner shower cubicle with sliding glazed door and chrome fittings, pedestal wash hand basin, low level WC, cupboard housing gas central heating boiler, tiled flooring, sunken spotlights, heated chrome towel rail.

**OUTSIDE:** To the front of the property is an enclosed cobbled courtyard with high granite walls, which creates a good degree of privacy, raised flower borders and pedestrian gate to:

**OWN PARKING SPACE**

**N.B:** Please note that two adjoining properties have a right of way across the cobbled courtyard to the front. No pets without prior consent from the management company.

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodafone which was average. The property is constructed of granite under a slate roof.

**SERVICES:** Mains water, electricity, gas and drainage.

**LEASE:** 999 years from April 2002 + 1/9 share of freehold.

**CHARGES:** 644 p/a, which includes building insurance.

**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.

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