



Flat 1, Alverton Court, Penzance,  
Cornwall, TR18 4TJ

















**FLAT 1, ALVERTON COURT, PENZANCE, CORNWALL, TR18 4TJ**

**GUIDE PRICE £295,000 LEASEHOLD**

This two bedroom first floor apartment offering bright spacious accommodation on the first floor of this most sought-after apartment block, having communal gardens and two parking spaces in tandem.

**\* TWO BEDROOMS \* EN SUITE SHOWER ROOM TO MASTER BEDROOM \* FAMILY BATHROOM \***

**\* SPACIOUS LIVING AREA \* FITTED KITCHEN \* GOOD DECORATIVE ORDER THROUGHOUT \***

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \* SOUGH-AFTER LOCATION \***

**\* CLOSE PROXIMITY OF MOST AMENITIES \* COMMUNAL GARDENS \***

**\* PARKING SPACE \* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 67 SQUARE METRES**

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The property is located on the first floor of this prestigious block offering bright, spacious accommodation with high ceilings throughout and views across the town. The open plan living/kitchen area is light with high ceilings and six sliding sash double glazed windows. The present vendor has maintained the property to a high standard and is, therefore, offered for sale in good decorative order throughout. There is an en suite shower room to the master bedroom along with a separate bathroom. Alverton Court is located within easy reach of Penzance, within close proximity of most amenities with lawned communal gardens and two parking spaces in tandem. Due to the popularity of properties such as this we recommend an early appointment.

**MAIN ENTRANCE HALL:** Impressive staircase to first floor with access to:

**APARTMENT 1:**

**ENTRANCE HALL:** Built in cloak cupboard, entry phone system, radiator, access to:

**ROOF SPACE:** Via pull down ladder, electric light, some boarding.

**LIVING ROOM:** 21' 0" x 13' 5" (6.40m x 4.09m) Double aspect room with views over the town, high ceilings, six double glazed sash windows, laminate flooring, TV point, two radiators, open plan to:

**KITCHEN AREA:** Stainless steel single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring gas hob and extractor hood, integrated fridge/freezer, dishwasher and washing machine, sunken spotlights, laminated flooring.

**BEDROOM ONE:** 11' 4" x 8' 8" (3.45m x 2.64m) Full range of built in wardrobes with sliding mirror doors, double glazed sliding sash window, picture rail, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising double size shower cubicle with sliding glazed door and chrome fittings, pedestal wash hand basin, low level WC, wall mounted cupboard, tiled flooring, sunken spotlights, chrome radiator.

**BATHROOM:** White suite comprising panelled bath with shower over and glass screen, wash hand basin, low level WC, tiled flooring, sunken spotlights, chrome towel rail.

**OUTSIDE:** Lawned communal gardens with well stocked flower borders and parking space to the rear.

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

**DIRECTIONS:** From St John's Town Hall, within the centre of Penzance, proceed along Alverton Road towards Newlyn, continue pass Kings Road and Alverton Court will be found on your right hand side.

**AGENTS NOTE:** We understand from Openreach website that Standard Broadband (ADSL) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a castellated roof. No Pets without the landlords agreement. No holiday letting

**LEASE:** 999 years from 25th March 2005.

**SERVICE CHARGE:** £110 per month from September 2024, including ground rent and 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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