

3 Parc an Pons Green Lane,  
Marazion, TR17 0HQ









**3 PARC AN PONS GREEN LANE, MARAZION, TR17 0HQ**

**GUIDE PRICE £475,000 LEASEHOLD WITH A SHARE OF THE FREEHOLD**

Lovely sea views over Mount's Bay to St Michael's Mount from this extremely well presented three bedroom first-floor apartment, offering well-proportioned accommodation with communal gardens and parking for at least two cars. Located just opposite Marazion beach and only a short walk into the main town of Marazion.

**\* THREE BEDROOMS \* LOVELY SEA VIEWS OVER MOUNT'S BAY \***

**\* DOUBLE GLAZING \* ELECTRIC HEATING \***

**\* RECENTLY RE-ROOFED \* LEASEHOLD WITH A SHARE OF THE FREEHOLD \***

**\* GOOD DECORATIVE ORDER \* LOUNGE/DINING ROOM \* FITTED KITCHEN \***

**\* WELL PRESENTED BATHROOM \* SOUGHT-AFTER LOCATION \***

**\* COMMUNAL GARDENS \* CAR PARK TO FRONT WITH AT LEAST TWO PARKING SPACES \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = F \* COUNCIL TAX BAND = C \***

The property has lovely panoramic sea views across Mount's Bay to St Michael's Mount and beyond with spacious well proportioned living accommodation, which the present vendors have maintained to a high standard and is, therefore, offered for sale in good decorative order throughout. The property would make an ideal retirement, holiday home or first-time buy, being located on the approach to Marazion with uninterrupted views, private communal garden to the rear and large car park to the front with at least two parking spaces. Number 3 Parc An Pons was converted approximately 34 years ago and this is the first flat to come to the market in that time. Due to the popularity of properties such as this we recommend an early appointment.

**SMALL ENTRANCE HALL:** Opening to:

**LOUNGE/DINING ROOM:** 17' 9" into bay window, narrowing to 13' 0" x 12' 8" (5.41m into bay window, narrowing to 3.96m x 3.86m) Lovely sea views over Mount's Bay to St Michael's Mount and beyond, period style fireplace with electric fire, cornice, panelling to ceiling, dado rail, TV point, two individually thermostatically controlled electric radiators.

**KITCHEN:** 12' 7" x 7' 2" (3.84m x 2.18m) Stainless steel inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, ample worksurfaces and power points, integrated dishwasher, washer dryer and fridge/freezer, built in oven, four ring electric hob with extractor over, UPVC double glazed window to rear, built in cupboard housing hot water heater and storage over.

**BEDROOM ONE:** 17' 3" narrowing to 12' 9" x 9' 9" (5.26m narrowing to 3.89m x 2.97m) Up to an extensive range of built in wardrobes and drawer units with cupboards over, lovely sea views over Mount's Bay to St Michael's Mount and beyond, cornice, panelling to ceiling, individually thermostatically controlled electric radiator.

**BEDROOM TWO:** 12' 9" x 10' 9" (3.89m x 3.28m) Up to an extensive range of built in wardrobes and drawer units with cupboards above, UPVC double glazed window to rear, panelled ceiling, cornice, individually thermostatically controlled electric radiator.

**BEDROOM THREE:** 9' 9" x 7' 5" (2.97m x 2.26m) UPVC double glazed window with lovely sea views over Mount's Bay to St Michael's Mount and beyond, built in double wardrobe with cupboards over, built in bookcase. This room is currently used as a study.

**BATHROOM:** White suite comprising panelled bath with shower over, glazed screen, low level WC with concealed cistern, vanity unit wash hand basin and cupboards below, wall cupboards with mirror in between, electric towel rail .

**OUTSIDE:** To the rear of the property are enclosed communal gardens, which offer a good degree of privacy, being lawned with well-stocked flower border, barbeque area and garden shed. To the front of the property there are two small communal areas of garden. Opposite the property there is a large gravelled car park with parking for at least two cars.

**LEASE:** 999 years from 1990.

**SERVICE CHARGES:** Approximately £1052 per annum into a sinking fund, 29% share of the freehold and 29% maintenance costs towards any major repairs to the property, the roof was replaced approximately 3 years ago. Includes house insurance, communal areas and septic tank emptying.

**RESTRICTIONS:** No pets that would cause a nuisance to other owners.

**SERVICES:** Mains water, electricity and septic tank drainage.

**DIRECTIONS:** Just before you enter the town of Marazion, take the turning left towards Green Lane, after the small bridge turn right and 3 Parc An Pons will be found on your left hand side.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone was intermittent. The property is constructed of granite under a slate roof.

**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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