



Flat 1, Feliskirk Court, Marazion,
Cornwall, TR17 0HA









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GUIDE PRICE £325,000 LEASEHOLD

A well presented two bedroom ground floor apartment with sea views across Mount's Bay towards Mousehole and beyond with own terrace, being within easy access to most amenities in Marazion.

- * TWO BEDROOMS * LIVING ROOM * OPEN PLAN KITCHEN *
- * MOST OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION *
- * PROPANE GAS CENTRAL HEATING * DOUBLE GLAZING * SEA VIEWS *
- * GOOD DECORATIVE ORDER * EN SUITE SHOWER ROOM TO BEDROOM ONE *
- * FAMILY BATHROOM * OWN TERRACE * OWN PARKING SPACE *
- * CONVENIENT POSITION * CLOSE TO THE SEAFRONT *
- * LEASEHOLD WITH A SHARE OF THE FREEHOLD *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
- * EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY 62 SQUARE METRES *

The property has spacious well 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. Feliskirk Court was converted into 5 self-contained apartments in 2009 and is located in a prime position on the outskirts of Marazion, within a short walk to the beach and most local amenities. The property would make an ideal retirement/second home or holiday home, being easy to maintain with raised terrace to the front and own parking space. Marazion is a popular town, with local shops, public houses and hotels and the renowned St Michel's Mount is just across the road. Due to the popularity of properties such as this we recommend an early appointment.

COMMUNAL ENTRANCE HALL: Mosaic tiled floor, door to:

ENTRANCE HALL: Walk in storage cupboard, sunken spotlights, entry phone system.

LIVING ROOM: 22' 6" into bay window, narrowing to 11' 7" x 14' 1" (6.86m into bay window, narrowing to 3.53m x 4.29m) Sea views towards Mousehole and beyond, engineered oak flooring, TV point, recess with two sunken spotlights, two radiators, open plan to:

KITCHEN AREA: Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, solid wood worksurfaces, built in oven, four ring propane gas hob with extractor hood over, integrated fridge, freezer, dishwasher and washing machine, concealed worktop lighting tiled flooring.

BEDROOM ONE: 12' 8" narrowing to 11' 3" x 11' 0" (3.86m narrowing to 3.43m x 3.35m) plus deep recess with UPVC double glazed window, radiator.

EN SUITE SHOWER ROOM: White suite comprising tiled shower cubicle with folding glazed door, wash hand basin, low level WC, tiled flooring.

BEDROOM TWO: 14' 1" x 9' 0" (4.29m x 2.74m) UPVC double glazed window to side, pitched beamed ceiling, Velux window, TV point, radiator.

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

OUTSIDE: Raised terrace at the front, being gravelled for ease of maintenance with sea views over Mount's Bay towards Mousehole, steps down to own parking space (which is the nearest one to the property), storage area to the rear.

SERVICES: Mains water, electricity, drainage and propane gas heating.

DIRECTIONS: From Penzance, proceed into the town of Marazion and Feliskirk Court is on your left hand side, just before Godolphin Estate, opposite the main carpark.

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 which was intermittent. The main building is constructed of granite under a slate roof.

LEASE: 999 from 1st January 2009

SERVICE CHARGES: £60 per annum, including communal electricity, insurance and accountants fees, and 1/5 share of the freehold.

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.
