



12 Royale Court, Chyandour Cliff,  
Penzance, Cornwall, TR18 3LQ



Marshall's  
ESTATE AGENTS







**12 ROYALE COURT, CHYANDOUR CLIFF, PENZANCE, CORNWALL, TR18 3LQ**

**GUIDE PRICE £285,000 LEASEHOLD**

Lovely sea views across Mount's Bay to St Michael's Mount, Penzance town and beyond from this sought after three bedroom top floor apartment located on the outskirts of Penzance therefore being conveniently placed for most amenities.

**\* THREE BEDROOMS \* LOVELY SEA VIEWS OVER MOUNT'S BAY \* LOUNGE / DINING ROOM \***

**\* FITTED KITCHEN \* BATHROOM \* SEPARATE W.C. \* GAS CENTRAL HEATING \***

**\* UPVC DOUBLE GLAZING \* OWN PARKING SPACE \* COMMUNAL ROOF TERRACE \***

**\* CENTRAL POSITION \* CONVENIENT FOR MOST AMENITIES \***

**\* GAS CENTRAL HEATING \* LEASEHOLD WITH A SHARE OF THE FREEHOLD \***

**\* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 49 SQUARE METRES \***

The property has well proportioned living accommodation with sea views across Mounts Bay from many of the rooms with a fitted kitchen along with bathroom and separate w.c. The property has UPVC double glazing, gas central heating and its own parking space to the rear. There is a communal roof terrace which is accessed via staircase which again has spectacular views across Mounts Bay. Due to the popularity of Royale Court, we would highly recommend an early appointment.

**ENTRANCE FOYER WITH LIFT TO TOP FLOOR**

**ENTRANCE HALL:** Built in cloaks cupboard, radiator.

**LOUNGE / DINING ROOM:** 18' 10" x 13' 8" (5.74m x 4.17m) Lovely sea views over Mounts Bay to St Michaels Mount, Penzance town and beyond, UPVC double glazed windows, tv point, radiator.

**KITCHEN:** 10' 0" x 8' 0" (3.05m x 2.44m) Stainless steel inset single drainer sink unit with cupboards below, a range of fitted wall and base units, work surfaces and power points, built in oven, four ring hob and extractor hood, integrated fridge and freezer, plumbing for washing machine, UPVC double glazed window with sea views across to Penzance town, cupboard housing combi gas central heating boiler.

**BEDROOM ONE:** 10' 2" x 9' 7" (3.10m x 2.92m) UPVC double glazed window, radiator.

**BEDROOM TWO:** 10' 7" x 9' 6" (3.23m x 2.90m) Built in wardrobe, UPVC double glazed window, radiator.

**BEDROOM THREE:** 9' 0" x 7' 6" (2.74m x 2.29m) UPVC double glazed window with sea views to Penzance town, radiator.

**WET ROOM:** Shower fittings, pedestal wash hand basin, UPVC double glazed window, heated towel rail.

**SEPARATE W.C:** Low level suite.

**OUTSIDE:** Access to communal roof terrace which has spectacular views across Mounts Bay and beyond. Storage cupboard in foyer.

**PARKING SPACE:** To the rear of the property.

**CHARGES:** The management fee is approximately £1400.00 per annum which includes the maintenance and upkeep of the common areas, external maintenance and buildings insurance, £10 ground rent per annum.

**LEASE:** Remainder of a 999 year lease created in 1980, with a share of the freehold.

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

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete flat 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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