



The Guillemot, Plot 6
Petrelle Court, Penrose
Terrace, Penzance, TR18
2HQ



THE GUILLEMOT, PLOT 6 PETRELLEN COURT, PENROSE TERRACE, PENZANCE, TR18 2HQ

GUIDE PRICE £360,000 LEASEHOLD

*** FIRST FLOOR FLAT * TWO BEDROOMS * TWO ENSUITES ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** QUALITY FITTINGS * SEA VIEWS * PARKING * GAS CENTRAL HEATING ***

*** DOUBLE GLAZING * EPC = TO BE ASSESSED * COUNCIL TAX BAND = TO BE ASSESSED ***

Number 6 "The Guillemot" is a first floor apartment accessed via its own staircase and enjoying views across Mounts Bay and Penzance from the lounge and one of the bedrooms. The accommodation which is approximately 990 square foot consists of an open plan lounge/dining room/kitchen with integrated appliances and its own entrance lobby, two en suite double bedrooms and parking for one vehicle to the front of the main building.

The established local developers Selleck Nicholls Homes have placed particular emphasis on restoring this most attractive Grade II listed residence to its former glory. The majority of the apartments will have period features and exceptionally well fitted kitchens and bathrooms. Each will have its own parking space. Number five will be a newly built two storey town house with a garage and sea view. Petrellen Court offers a truly unique opportunity to obtain an exceptional conversion in such a convenient location. Each property will have the benefit of a newly created 999 year lease with no restrictions on either holiday or long term letting making them perfect for full time residency or as a lucrative investment.

PENZANCE

The ancient market town in the far west of Cornwall is sheltered by the beautiful waters of Mount's Bay with St Michael's Mount taking centre place. The proximity of the town centre is a real feature of this development with the town itself being stimulated by creative arts and a rich cultural heritage. With the town being established hundreds of years ago, there are many attractive features with an excellent range of historic galleries, restaurants and houses. Penzance railway station which is within walking distance of Petrellen Court has a daily service to London Paddington and many other major UK cities. The tropical Isles of Scilly are also served by scheduled daily sailings of the Scillonian and more recently scheduled helicopter flights from Penzance heliport. Air links to London are also not too far away at Newquay airport with access to most of the UK. The new "West Kernow Way" cycling route is also a stones throw away from the property giving access to the start of the 230km journey.

THE GUILLEMOT, PLOT SIX:

Approximately 990 square foot. Two bedrooms with sea views.

ACCOMMODATION: The apartment will comprise an entrance lobby, living/dining room and kitchen, two bedrooms, two bathrooms (one ensuite) and sea views over Penzance Train Station.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: Heading out of Penzance town with the train station on your right hand side, Petrellen Court can be found on your left hand side clearly indicated by Marshall's boards.

AGENTS NOTE: We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) is available to the neighbouring property but don't state availability to this property at present. We checked phone signal with o2 which was adequate. The property is constructed of a mixture of stone and block 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.



VIEW FROM FRONT OF DEVELOPMENT

FIRST FLOOR

EXISTING BAY WINDOW ASSET TO CREATE LIBRARY AND/OR HISTORIC STAMPAKLE



APARTMENT NUMBER

- 1 Ground floor
- 2 Ground floor
- 3 Basement floor
- 4 Ground floor
- 5 Ground / first floor
- 6 First floor
- 7 First floor
- 8 First floor

NOT TO SCALE

