

The Fulmar, Plot 4 Petrelle Court,
Penrose Terrace, Penzance, TR18
2HQ



THE FULMAR, PLOT 4 PETRELLEN COURT, PENROSE TERRACE, PENZANCE, TR18 2HQ

GUIDE PRICE £350,000 LEASEHOLD

Petrelle Court is an outstanding development of two bedroom apartments together with a new build townhouse which incorporates an integral garage, the majority of which having stunning views over Mount's Bay to St Michael's Mount and beyond.

*** GROUND FLOOR FLAT * TWO BEDROOMS ***

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

*** QUALITY FITTINGS * SOME SEA VIEWS ***

*** PARKING * GAS CENTRAL HEATING * DOUBLE GLAZING ***

Number 4 " The Fulmar" is a two bedroom ground floor apartment situated on the Westerly aspect of the development and enjoys views of Mounts Bay and the town from the main bedroom and lounge. The accommodation comprises of an open living room/kitchen with integral appliances, two double bedrooms (one en suite) and main bathroom. There is parking for one vehicle, a courtyard to the rear and cellar. The Fulmar is approximately 820 square foot plus the cellar. High ceilings, large windows and many period features give all the apartments a light and airy feel throughout.

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. Petrelle 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 lets making 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 Petrelle 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 FULMAR, PLOT FOUR 820 square feet plus cellar (76.1 square meters)

Two bedroom ground floor apartment with outside space.

ACCOMMODATION:

The apartment will consist of entrance lobby, open plan living room/kitchen with fitted appliances, two bedrooms both (en suite), a courtyard area to the rear and parking, enjoying some sea views over Penzance Train Station.

SERVICES:

Mains water, electricity and drainage.

DIRECTIONS:

Heading out of Penzance town with the station on your right hand side, Petrelle Court can be found on your left hand side clearly marked by the Marshall's boards.

AGENTS NOTE:

We understand from OPenreach.com that Ultrafast Full Fibre Broadband (FTTP) is available to the neighbouring but don't state availability to this property at present. We checked phone signal with o2 which was adequate. The property is constructed 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.
