



4 Gwel An Mor, Fore Street,  
Marazion, Cornwall, TR17 0DB









**4 GWEL AN MOR, FORE STREET, MARAZION, CORNWALL, TR17 0DB**

**GUIDE PRICE £365,000 LEASEHOLD WITH A SHARE OF FREEHOLD**

- \* TWO BEDROOMS \* RECENTLY RENOVATED \***
- \* LOVELY SEA VIEWS TOWARDS LIZARD POINT \***
- \* GOOD DECORATIVE ORDER THROUGHOUT \***
- \* DOUBLE ASPECT LIVING ROOM WITH BALCONY OFF \* LIFT \***
- \* NEWLY FITTED KITCHEN \* CLOAKROOM \* LUXURY SHOWER ROOM \***
- \* ELECTRIC HEATING \* LEASEHOLD WITH A SHARE OF THE FREEHOLD \***
- \* GARAGE WITH ELECTRIC OPERATED DOOR \***
- \* LOVELY LAWNED COMMUNAL GARDENS WITH DIRECT SEA VIEWS TO ST MICHAEL'S MOUNT \***
- \* CENTRAL POSITION \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***
- \* EPC = TBC \* COUNCIL TAX BAND = C \***

Lovely sea views over Mount's Bay to Lizard Point and beyond from this recently renovated two bedroom first floor apartment, located in one of the most sought-after developments within Marazion. The property has spacious accommodation, which the present vendors have modernised to a high standard throughout and really needs to be viewed internally to appreciate to the full. The living room is a particularly attractive feature which is double aspect with direct sea views towards Lizard Point, there is access to a balcony which benefits from sea views. Gwel An Mor was built approximately 40 years ago to a high standard in an unrivalled position with attractive communal gardens, which have direct sea views to St Michael's Mount and beyond. There is access to the beach below. Marazion is a popular town with a good array of amenities and the main town of Penzance is only a short drive away. Due to the popularity of properties such as this, we recommend an early appointment.

**COMMUNAL ENTRANCE HALL:** With lift and stairs to the first floor with own storage cupboard, door to:

**ENTRANCE HALL:** Built in airing cupboard housing hot water cylinder, further built in cupboard, entry phone, modern Dimplex storage heater.

**CLOAKROOM:** White suite comprising wash hand basin with cupboards below, low level WC, fully tiled walls.

**LOUNGE/DINING ROOM:** 18' 2" x 12' 7" (5.54m x 3.84m) Double aspect room with direct sea views over Mount's Bay towards Lizard Point and beyond, UPVC double glazing, TV point, modern Dimplex storage heater, UPVC double glazed sliding patio doors to:

**BALCONY:** With direct sea views toward Lizard Point.

**KITCHEN:** 9' 8" x 9' 3" (2.95m x 2.82m) Recently fitted with stainless steel inset twin bowl sink with cupboards below, full range of wall and base units, worksurfaces and power points, built in Neff oven and hob with stainless steel extractor hob above, UPVC double glazed window with sea views towards Lizard Point, plumbing for washing machine.

**BEDROOM ONE:** 14' 1" x 12' 6" (4.29m x 3.81m) up to a full range of built in wardrobes with sliding doors, UPVC double glazed windows with sea views over Mount's Bay towards Lizard Point, TV point, modern Dimplex storage heater.

**BEDROOM TWO:** 10' 0" x 12' 6" (3.05m x 3.81m) Range of built in wardrobes with sliding doors, UPVC double glazed window, TV point, modern Dimplex storage heater.

**SHOWER ROOM:** White suite comprising larger than average shower cubicle with glazed screen and chrome fittings, wash hand basin with cupboards below, low level WC with concealed cistern, fully tiled walls, chrome towel rail.

**OUTSIDE:** There are well maintained lawned communal gardens, which sit on a sea wall with direct views across Mount's Bay to St Michael's Mount and beyond, there are steps down to the beach below.

**GARAGE:** 15' 7" x 8' 2" (4.75m x 2.49m) In block, electric operated up and over door, power and light.

**SERVICES:** Mains water and electricity. Private drainage which is pumped back into the mains sewers.

**LEASE:** 199 from 1980 plus a 1/17 share of the Freehold.

**CHARGES:** Maintenance £172 per calendar month including insurance, ground rent and upkeep of communal areas and communal lighting.

**RESTRICTION:** there are very few restrictions within the lease, the main one being the property can not be used for holiday letting but can be used for all year-round rental. Normal domestic pets are accepted.

**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 good. The property is constructed of block under a slate roof.

**DIRECTIONS:** Proceed into the town of Marazion from Penzance, through the main area passing the Godolphin Hotel on your right hand side. As you proceed through the traffic calming system, Gwel An Mor will be found on your right hand side.

**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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)