



17 Old Court, Kenegie Manor,  
Gulval, Cornwall, TR20 8YN









**17 OLD COURT, KENEGIE MANOR, GULVAL, CORNWALL, TR20 8YN**

**GUIDE PRICE £82,500 LEASEHOLD**

**\* TWO BEDROOMS \* OPEN PLAN LIVING SPACE \* FIRST FLOOR SHOWER ROOM \***

**\* OWN NUMBERED PARKING SPACE \* HOLIDAY USE ONLY \* PATIO AREA \***

**\* EPC = E \* COUNCIL TAX BAND = TO BE CONFIRMED \***

**\* APPROXIMATE SQUARE METRES TO BE CONFIRMED**

**\* USE OF ON SITE FACILITIES \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

This two bedroom mid terrace two storey holiday home is located on the very popular Kenegie Manor holiday site which enjoys facilities including an indoor heated swimming pool, restaurant, bar, tennis courts etc. Located within easy reach of Penzance town, Marazion and St Ives, this would make an ideal holiday or investment opportunity.

**DOUBLE GLAZED DOOR TO:**

**OPEN PLAN LIVING SPACE:** 18' 6" x 13' 0" (5.64m x 3.96m) Very well equipped kitchen area with a matching range of base and wall mounted units, dishwasher, electric cooker, stainless steel extractor hood, fridge/freezer, sink unit with mixer tap and drainer, adjoining work surfaces, double glazed windows to the front and rear, double glazed door to the rear, complementary tiling, stairs rising.

**FIRST FLOOR LANDING:**

**BEDROOM ONE (DOUBLE):** 9' 7" x 8' 7" (2.92m x 2.62m) Double glazed window to the rear with pleasant outlook, built in wardrobe.

**BEDROOM TWO (TWIN):** 11' 2" x 7' 6" (3.40m x 2.29m) Double glazed window to the front.

**SHOWER ROOM:** Shower cubicle, low level w.c., pedestal wash hand basin, opaque double glazed window to the front, heated towel rail, fully tiled walls, shaver socket and lights, extractor fan, tiled flooring.

**OUTSIDE:** There is a private numbered parking space to the front of the property and a patio area to the rear with a pleasant outlook.

**LEASE:** Remainder of 999 year lease setup in 1987.

**SERVICE CHARGES:** Ground rent, service charge, water and sewage: £2,227.52 p.a.

**DIRECTIONAL NOTE:** From Penzance take the B3311 towards St Ives passing through Gulval and up the hill whereby the main entrance to the park can be found on your left hand side.

**AGENTS NOTE:** We checked the phone signal with EE which was adequate. The property is constructed of block under a tiled roof. We understand from Openreach that broadband is not available to the property.

**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



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