



Marshall's

ESTATE AGENTS



19 Old Court, Kenegie Manor Holiday Park,
Gulval, Cornwall, TR20 8YN







19 OLD COURT, KENEGIE MANOR HOLIDAY PARK, GULVAL, CORNWALL, TR20 8YN

GUIDE PRICE £85,000 LEASEHOLD

*** TWO BEDROOMS * FIRST FLOOR SHOWER ROOM * OPEN PLAN LIVING ROOM/KITCHEN ***

*** REAR PATIO * ALLOCATED PARKING * USE OF ONSITE FACILITIES ***

*** SLEEPS FOUR TO SIX PEOPLE * EPC = E ***

*** COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

*** APPROXIMATELY 83 SQUARE METRES ***

A two bedroom terraced holiday house situated in the popular Kenegie Holiday Park on the outskirts of Penzance with the use of onsite facilities such as swimming pool, bar, tennis courts and putting green. The accommodation comprises of two bedrooms and shower room on the first floor, open plan lounge/kitchen leading onto a rear facing patio and allocated parking for one vehicle to the front. The property has been holiday let by the present vendors and figures are available upon request. The property is fully furnished and equipped for six people and viewing is recommended.

UPVC double glazed door into:

OPEN PLAN LIVING ROOM/KITCHEN: 19' 5" x 13' 0" (5.92m x 3.96m) Double glazed window to front and rear with further double glazed door onto the patio, stairs rising with cupboard under, electric panel heater, base and wall units with worksurface and tiling over, single drainer stainless steel sink unit.

FIRST FLOOR LANDING

BEDROOM ONE: 9' 9" x 8' 5" (2.97m x 2.57m) UPVC double glazed to rear, built in wardrobe.

BEDROOM TWO: 10' 7" x 7' 9" (3.23m x 2.36m) Double glazed window to front, built in wardrobe.

SHOWER ROOM: Double glazed window to front, fully tiled shower cubicle, pedestal wash hand basin, WC, heated towel rail.

OUTSIDE: There is patio to the rear of the property, allocated parking for one vehicle, use of communal gardens and onsite facilities to include swimming pool, bar and clubhouse, small shop, tennis courts and putting green.

SERVICES: Mains water, electricity and drainage.

LEASE: 999 set up in the 1980's

CHARGES: Service charge: £2227.00 pa.

DIRECTIONS: Via "What Three Words" app: dictation.horn.minor

AGENTS NOTE: We tested the mobile phone signal for O2 which was good. The property is constructed of block under a tiled 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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