



Flat 5, Zodiac House, Porthcurno,  
Penzance, Cornwall, TR19 6JX









**FLAT 5, ZODIAC HOUSE, PORTHCURNO, PENZANCE, CORNWALL, TR19 6JX**

**GUIDE PRICE £235,000 LEASEHOLD WITH A SHARE OF FREEHOLD**

- \* ONE DOUBLE BEDROOM \* BATHROOM \* LOUNGE/DINER \* KITCHEN \*
- \* PRIVATE SUN TERRACE \* LEASEHOLD WITH A SHARE OF THE FREEHOLD \*
- \* IDEAL RETIREMENT, HOLIDAY OR LOCK-UP AND LEAVE \* NO ONWARD CHAIN \*
- \* SOUGHT-AFTER VILLAGE LOCATION \* CLOSE TO THE BEACH \*
- \* TWO PARKING SPACES \* ALL YEAR AROUND RESIDENTIAL OCCUPANCY \*
- \* EPC = D \* COUNCIL TAX BAND = B \* APPROXIMATELY 53 SQUARE METRES \*

A nicely presented ground floor one bedroom apartment with private sun terrace and parking for two vehicles, situated in the coastal village of Porthcurno close to the sandy beaches and the Minack Theatre. The accommodation comprises of one double bedroom, bathroom, open plan lounge/dining room and kitchen with fitted appliances. French doors leading onto a private sun terrace for exclusive use of this property. Double glazed throughout. The apartment is in a building which has been converted from the old Cable Wireless school rooms, and as well as the off street two parking spaces; there are landscaped communal gardens and a large terrace area with barbeque and drying facilities. Any owner of the property has the use of the tennis courts close to the building. This property would make an ideal holiday or lock up and leave for those looking for a low-maintenance residence. Due to the popularity and lack of availability of apartments such as this we recommend an early appointment to view.

External door into:

**COMMUNAL HALLWAY:** With doors to front and rear of the building. Door into:

**APARTMENT**

**HALLWAY:** Night storage heater, inset spotlights, doors to:

**LOUNGE:** 17' 1" x 12' 7" (5.21m x 3.84m) Two sash windows to front and one to side, two night storage heaters, TV and satellite point. There are two openings into the:

**KITCHEN:** 14' 8" x 6' 1" (4.47m x 1.85m) Cupboard housing hot water tank and storage cupboard, base and wall units with wooden work surface and tiling over, electric oven, hob, filter fan, microwave and fridge, space for washing machine, one and a half bowl stainless steel sink unit, french doors onto:

**SUN TERRACE** 12' 7" x 10' 9" (3.84m x 3.28m)

**BEDROOM:** 11' 1" x 9' 0" (3.38m x 2.74m) Sash window to front, electric panelled heater.

**BATHROOM:** WC, wash hand basin, bath with mixer shower over, heated towel rail, mirror with light over, shaver point.

**OUTSIDE:** Leading from the kitchen, french patio doors go onto the sun terrace laid to paving slabs with raised shrub and plant beds. To the rear of the property is gated access with large tarmac driveway, ideal for off loading. Well kept communal gardens with flower borders, large terrace area with barbeque and drying facilities. There are two parking spaces opposite in the building car park and the owners of the apartment have use of the tennis court to the front of Zodiac House.

**SERVICES:** Mains water, electricity and drainage.

**LEASE:** Resetting 999 years on purchase.

**CHARGES:** Ground rent: peppercorn if demanded. Service charge: £1,548.72

**DIRECTIONS:** Via "What Three Words" app: ///desiring.opts.rods

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was poor. There is good Vodafone signal (covers VOXI, Lebara, Asda, Tesco etc). The property is constructed of stone 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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