



Flat 2 Nanpean Barn, Cape
Cornwall, St Just, Cornwall, TR19
7NL



Marshall's

ESTATE AGENTS







FLAT 2 NANPEAN BARN, CAPE CORNWALL, ST JUST, CORNWALL, TR19 7NL

GUIDE PRICE £270,000 LEASEHOLD

- * TWO BEDROOMS * LOVELY SEA VIEWS OVER CAPE CORNWALL ***
- * GOOD DECORATIVE ORDER THROUGHOUT * AREA OF OUTSTANDING NATURAL BEAUTY ***
- * GROUND FLOOR APARTMENT * COMMUNAL GARDEN AREA ***
- * ALLOCATED PARKING * FULLY EQUIPPED ***
- * ADJACENT TO CAPE CORNWALL GOLF CLUB * CLOSE TO COASTAL FOOTPATH ***
- * SHORT DRIVE TO THE MAIN TOWN OF ST JUST ***
- * 12 MONTHS HOLIDAY USE ONLY HOLIDAY USE ONLY ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

Lovely sea views over Cape Cornwall Golf Course and beyond from this extremely well presented two bedroom ground floor apartment, which has been maintained by the present vendors to a high standard and is, therefore, for sale in good decorative order throughout. The property is located in an unrivalled position, just on the edge of Cape Cornwall Golf Course, taking full advantage of the sweep of Cape Cornwall to the Scillies and beyond. The property has been used as a successful holiday let and the majority of fixtures and fittings can be made available by separate negotiation. Cape Cornwall is an Area of Outstanding Natural Beauty and there is access to the coastal footpath and the main town of St Just is only a short drive away. There is a communal laundry room along with private locker storage and own parking area. Please note 12 months holiday use only.

HALLWAY: Laminate flooring, electric panel heater.

LIVING ROOM: 16' 3" x 14' 4" (4.95m x 4.37m) Lovely uninterrupted sea views across Cape Cornwall and beyond, UPVC double glazed window with slate windowsill, TV point, laminate flooring, electric panel heater.

KITCHEN: 9' 1" x 8' 4" (2.77m x 2.54m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, solid wood worksurfaces, built in oven, four ring hob with extractor hood over, laminated flooring, UPVC double glazed window, sunken spotlights, integrated dishwasher, lovely sea views over Cape Cornwall and beyond, fridge/freezer.

BEDROOM ONE: 10' 3" x 8' 4" (3.12m x 2.54m) UPVC double glazed window, slate windowsill.

BEDROOM TWO: 10' 1" x 9' 11" (3.07m x 3.02m) UPVC double glazed window, slate windowsill, built in hanging space.

BATHROOM: White suite comprising panelled bath with chrome shower over, wash hand basin with cupboards below, low level WC with concealed cistern, cupboard housing Unicyl water tank and fan heater, extractor fan, heated towel rail.

OUTSIDE: Access to communal gardens and allocated parking, communal laundry room, private locker storage.

LEASE: TBC. Share of the Freehold TBC

CHARGES: Service charges £747.27 per annum including water bill. Limited Management Co: £1 per annum.

SERVICES: Mains water, drainage, electricity.

DIRECTIONS: Via "What3Words" app: ///muffin.hometown.crossword

AGENTS NOTE: We understand from Openreach website that Standard Broadband (ADSL) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of granite under a

slate roof. 12 months holiday use only.

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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