



Flat 1, 4 Green Market, Penzance,  
Cornwall, TR18 2SH









**FLAT 1, 4 GREEN MARKET, PENZANCE, CORNWALL, TR18 2SH**

**GUIDE PRICE £110,000 LEASEHOLD**

- \* ONE BEDROOM LIGHT AND SPACIOUS APARTMENT \***
- \* IDEAL FIRST TIME BUYER OR INVESTMENT \* CENTRAL LOCATION \***
- \* GRADE II LISTED BUILDING \* NO ALLOCATED PARKING \***
- \* OPEN PLAN LIVING ROOM / KITCHEN \* MODERN SHOWER ROOM \***
- \* DOUBLE GLAZED SASH UPVC WINDOWS \* GOOD DECORATIVE ORDER \***
- \* CENTRAL LOCATION \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***
- \* EPC = D \* COUNCIL TAX BAND = A \* APPROXIMATELY 36 SQUARE METRES \***

An ideal opportunity for a first time buyer or investment company to acquire a recently renovated one bedroom apartment, located in the centre of Penzance, within close proximity of most amenities that really needs to be viewed to appreciate to the full. The accommodation is light and spacious with modern kitchen units and shower room, being conveniently located we recommend an early appointment.

**ENTRANCE HALL:**

**LIVING ROOM:** 16' 7" x 12' 8" (5.05m x 3.86m) UPVC double glazed sliding sash window, electric wall heater, open plan to:

**KITCHEN AREA:** Stainless steel single drainer sink unit with cupboards below, wall and base units, space for cooker, worksurfaces, tiled splash back.

**BEDROOM:** 13' 1" x 8' 8" (3.99m x 2.64m) Double glazed sliding sash window, electric wall heater.

**SHOWER ROOM:** White suite comprising semi circular shower cubicle with sliding glazed door, pedestal wash hand basin, low level WC.

**OUTSIDE:** Central location to town, stairs from rear.

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

**DIRECTIONS:** Via "What3Words" app: [///whiplash.traffic.impaled](https://www.what3words.com/whiplash.traffic.impaled)

**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 Vodafone which was good. The property is constructed of granite under a slate roof.

**LEASE:** 997 years

**CHARGES:** Services charges is approximately £790 per annum. Ground rent: peppercorn

**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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