



6 Mennaye Court, Alexandra Road,
Penzance, Cornwall, TR18 4LU



Marshall's

ESTATE AGENTS







6 MENNAYE COURT, ALEXANDRA ROAD, PENZANCE, CORNWALL, TR18 4LU

GUIDE PRICE £140,000 FREEHOLD

*** POPULAR LOCATION * TWO DOUBLE BEDROOMS * COMMUNAL GARDENS AND PARKING ***

*** CASH PURCHASE REQUIRED * SOME MODERNISATION ***

*** BALCONY WITH VIEWS OVER RUGBY GROUND ***

*** FURTHER BALCONY WITH LARGE LIVING ROOM * UTILITY/BEDROOM ***

*** RESIDENTS ASSOCIATION * EPC = F * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 84 SQUARE METRES ***

A second floor two bedroom apartment situated in a popular location, giving easy access to both the town centre and promenade. The property comprises of open plan lounge/dining room, separate kitchen, two bedrooms, office and bathroom. There is communal gardens and parking to the rear. Viewing is highly recommended.

Main front door into:

COMMUNAL HALLWAY: Stairs rising into:

SECOND FLOOR LANDING: Door going into:

HALLWAY: Two storage cupboards housing emersion heater and water tank, night storage heater, doors to:

LIVING ROOM: 20' 10" x 12' 11" (6.35m x 3.94m) Dual aspect picture window overlooking rugby field, half glazed wood door into:

BALCONY: Feature fireplace with gas fire, night storage heater, storage cupboards, thermostat, serving hatch into:

KITCHEN: 9' 7" x 9' 3" (2.92m x 2.82m) Picture window overlooking football field, range of base and wall mounted units, stainless steel sink and drainer, space for cooker, night storage heater, storage cupboard.

BEDROOM ONE: 13' 11" x 11' 6" (4.24m x 3.51m) Double room, fitted wardrobe, picture window overlooking rugby field.

BEDROOM TWO: 13' 1" x 11' 11" (3.99m x 3.63m) Storage space, double glazed window.

BEDROOM THREE/OFFICE: 8' 4" x 9' 3" (2.54m x 2.82m) Single glazed window, taps.

BATHROOM: 6' 10" x 6' 2" (2.08m x 1.88m) Window, bath, vanity sink with underneath storage, cloakroom, wall fitted base and low level WC.

OUTSIDE: There are communal gardens and communal parking, which is on a "first come, first serve" base.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///expired.bookmark.guarded](https://www.what3words.com/expired-bookmark-guarded)

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 good. The property is constructed of block under a flat roof.

CHARGES: Service charge: £40 per quarter for communal lighting and cleaning. £180 per annum for communal insurance.

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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