



25 The Flats, Jelbert Way,
Penzance, Cornwall, TR18 3DW



Marshall's

ESTATE AGENTS







25 THE FLATS, JELBERT WAY, PENZANCE, CORNWALL, TR18 3DW

GUIDE PRICE £80,000 FREEHOLD

- * TWO BEDROOMS * OPEN PLAN LIVING ROOM/KITCHEN * BATHROOM ***
*** COMMUNAL PARKING AND GARDEN * FIRST FLOOR * CONVENIENT POSITION ***
*** DOUBLE GLAZED * REFURBISHMENT REQUIRED ***
*** VIEWING RECOMMENDED * EPC = G * COUNCIL TAX BAND = A ***
*** APPROXIMATELY 37 SQUARE METRES ***

Excellent investment opportunity to purchase a two bedroom first floor flat located in a central position, within close proximity of most amenities and offering great potential. The property is located on the first floor with easy to maintain accommodation, although updating is required.

ENTRANCE HALL:

OPEN PLAN LIVING ROOM/KITCHEN: 14' 8" x 10' 3" (4.47m x 3.12m) UPVC double glazed window overlooking communal garden, open plan to:

KITCHEN AREA: Stainless steel single drainer sink unit with cupboards below, wall and base units, worksurfaces and power points.

BEDROOM ONE: 11' 4" x 8' 8" (3.45m x 2.64m) UPVC double glazed window overlooking the communal garden

BEDROOM TWO: 9' 5" x 8' 8" (2.87m x 2.64m) UPVC double glazed window.

OUTSIDE: Communal gardens laid to lawn along with communal parking.

CHARGES: Service charge and maintenance approximately £1,100 per annum.

SERVICES: Mains water, electricity and drainage.

NB: Although the property is freehold, the communal land surrounding is maintained by a management company and the ground rent and maintenance charge is paid annually. Please refer to your mortgage advisor regarding the mortgageability of this property.

DIRECTIONS: Via "What3Words" app: ///scanning.contain.teardrop

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which is good. The property is constructed of block under a flat 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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