



Flat 2, Alverton Court, Penzance,
Cornwall, TR18 4TJ









FLAT 2, ALVERTON COURT, PENZANCE, CORNWALL, TR18 4TJ

GUIDE PRICE £260,000 LEASEHOLD

*** TWO BEDROOMS * EN SUITE TO MAIN BEDROOM * FAMILY BATHROOM ***

*** LIVING ROOM * OPEN PLAN TO FITTED KITCHEN ***

*** CENTRAL HEATING * DOUBLE GLAZING * HIGH CEILINGS * OWN PARKING SPACE ***

*** COMMUNAL GARDEN * CLOSE TO MOST AMENITIES ***

*** GOOD ORDER * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = A * APPROXIMATELY 53 SQUARE METRES ***

A chance to acquire a two bedroom first floor apartment, which is located in a prime position within Penzance being only a short walk from most amenities, Penlee Park and the Promenade. The property has well proportioned living accommodation with large open plan living room/kitchen, with high ceilings which is light and airy. There are two bedrooms, one having an en suite bathroom. To the rear of the property is parking for one car and it has use of the rear garden.

COMMUNAL ENTRANCE HALL: Stairs to first floor:

ENTRANCE HALL: Laminate flooring, built in cupboard, picture rail, entry phone system, radiator, access to roof space.

LIVING ROOM: 24' 10" x 9' 10" (7.57m x 3.00m) Double aspect room with high ceilings and large double glazed windows, TV point, two radiators, open plan to:

KITCHEN AREA: Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, wall mounted combi gas central heating boiler, double glazed window, laminate flooring, sunken spotlights.

BEDROOM ONE: 13' 3" x 10' 5" (4.04m x 3.17m) Double glazed window, picture rail, radiator.

EN SUITE BATHROOM: White suite comprising panelled bath with chrome mixer shower attachment, glazed screen, pedestal wash hand basin, low level WC, sunken spotlights, radiator.

BEDROOM TWO: 16' 0" x 7' 5" (4.88m x 2.26m) Double glazed window, picture rail, radiator.

SHOWER ROOM: White suite comprising shower cubicle with sliding glazed doors, pedestal wash hand basin, low level WC, laminate flooring, sunken spotlights, radiator.

OUTSIDE: Communal gardens with own parking space.

SERVICES: Mains water, electricity, gas and drainage.

SERVICE CHARGE: £110 per month from September 2024, including ground rent and insurance.

LEASE: 999 years from 25th March 2005

DIRECTIONS: Via "What3Words" app: [///strategy.suspended.biggest](https://www.what3words.com/strategy.suspended.biggest)

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 good. The property is constructed of granite under a castellated roof. No pets without the landlords agreement. No holiday letting.

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

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01736 756627

Lettings
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