



Flat 1, West End, Goldsithney,  
Cornwall, TR20 9LN







**FLAT 1, WEST END, GOLDSITHNEY, CORNWALL, TR20 9LN**

**GUIDE PRICE £140,000 LEASEHOLD**

**\* ONE DOUBLE BEDROOM \* NO ONWARD CHAIN \* KITCHEN \***

**\* BATHROOM \* OFF STREET PARKING \* VILLAGE LOCATION \* NO ONWARD CHAIN \***

**\* LEASEHOLD WITH A SHARE OF FREEHOLD \* EPC = D \* COUNCIL TAX BAND = A \***

**\* APPROXIMATELY 33 SQUARE METRES \***

A nicely presented one bedroom ground floor flat, situated in the popular village of Goldsithney, within level walking distance of all the amenities such as public houses, village shop, post office and bus stop, giving direct access to both Penzance and Helston. The accommodation comprises of one double bedroom, living room, kitchen, outside storage area, parking space and there is no onward chain.

**EXTERNAL PORCH:** With wood door into:

**LIVING ROOM:** 11' 5" x 14' 4" (3.48m x 4.37m) Two UPVC double glazed windows, electric wall heater, aerial point, door into:

**INNER HALLWAY:** Further doors to:

**KITCHEN:** 6' 3" x 5' 3" (1.91m x 1.60m) Cupboard housing hot water tank, stainless steel sink and drainer with cupboards, space and plumbing for washing machine, tiled floor.

**BATHROOM:** 6' 3" x 5' 10" (1.91m x 1.78m) White suite comprising bath with shower over, pedestal wash hand basin, low level WC, extractor fan, tiled floor.

**BEDROOM ONE:** 9' 11" x 10' 8" (3.02m x 3.25m) Two double glazed windows, electric wall heater.

**OUTSIDE:** To the rear, Flat 1 owns 1/5 of the communal gardens, which is currently used as a parking space and fenced off.

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

**AGENTS NOTE:** We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of block under a tiled roof.

**CHARGES:** Maintenance charge is £25 per month which includes building insurance, external work and sinking fund.

**LEASE:** TBC

**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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