



50 The Flats, Jelbert Way, Eastern
Green, Penzance, TR18 3DW



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GUIDE PRICE £90,000 FREEHOLD

- * TWO DOUBLE BEDROOMS * OPEN PLAN LOUNGE / KITCHEN * SHOWER ROOM ***
- * DOUBLE GLAZING * NO ONWARD CHAIN * IDEAL INVESTMENT OPPORTUNITY ***
- * COMMUNAL GARDEN AND PARKING * EPC = E * COUNCIL TAX BAND = A ***
- * APPROXIMATELY 37 SQUARE METRES ***

Situated on the outskirts of Penzance yet within close walking distance of all the amenities and the beaches surrounding Mount's Bay is this two bedroom ground floor freehold flat. The accommodation comprises of two double bedrooms, open plan lounge/kitchen and shower room. There are communal gardens, drying areas and residents parking. The property is offered to the market with no onward chain and would make an ideal investment opportunity.

UPVC double glazed door into:

HALLWAY: Tiled flooring, electric meter box. Door to:

BATHROOM: Double glazed window, pedestal wash hand basin, low level w.c., bath with electric shower over, complementary wall tiling, wall mounted electric fan heater, plumbing for washing machine, cupboard housing hot water tank.

LOUNGE / KITCHEN: 14' 5" x 10' 0" (4.39m x 3.05m) Double glazed window to the front, tv point, range of base and wall mounted units, work surface and tiling over, single drainer stainless steel sink unit, electric cooker point, space for fridge/freezer.

BEDROOM ONE: 11' 6" x 8' 7" (3.51m x 2.62m) Double glazed window to the rear, range of built in wardrobes, wall mounted panel heater.

BEDROOM TWO: 9' 3" x 8' 7" (2.82m x 2.62m) Double glazed window to the front, wall mounted panel heater, built in cupboard.

OUTSIDE: Communal gardens, drying area and residents parking.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: From Penzance proceed in an easterly direction. Upon reaching the first roundabout take the second exit into Branwell Lane then right into Jelbert Way whereby the property can be found on your right hand side.

GROUND RENT: Approximately £800 per annum.

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

N.B.: Before viewing, you will need to fully investigate with your mortgage company or broker as to the mortgageability of this particular property.

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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