



16 Mount's Bay Lodge, New Town
Lane, Penzance, Cornwall, TR18
2FJ







16 MOUNT'S BAY LODGE, NEW TOWN LANE, PENZANCE, CORNWALL, TR18 2FJ

GUIDE PRICE £279,000 LEASEHOLD

*** SECOND FLOOR RETIREMENT APARTMENT * ONE DOUBLE BEDROOM ***

*** LIVING ROOM/KITCHEN * SHOWER ROOM * BALCONY ***

*** VIEWS TOWARDS ST MICHAEL'S MOUNT * COMMUNAL LOUNGE AND GARDENS ***

*** NO ONWARD CHAIN * AVAILABLE FOR OVER 60'S ***

*** FIRST YEAR OF SERVICE CHARGES PAID BY VENDOR ***

*** EPC = C = COUNCIL TAX BAND = B * APPROXIMATELY 52 SQUARE METRES ***

A nicely presented one bedroom second floor retirement apartment, exclusively available for the over 60's, enjoying sea views towards St Michael's Mount and within close proximity of the town centre, train and bus stations. The accommodation comprises of open plan lounge/dining room, double bedroom with fitted wardrobe, fitted kitchen and shower room. There is a balcony off the lounge enjoying views across the harbour towards St Michael's Mount. The property is offered for sale with no onward chain and was constructed in 2017 by Churchill Retirement Living, which specialises exclusively in the development of purpose built apartments for those looking for an independent, safe and secure lifestyle. All the properties are to an NHPC standard with the remainder of a 10 year home warranty. The development itself offers a communal lounge, guest suite and patio gardens to the rear, with secure intercom system to access the building.

Communal intercom access to doorway into:

GROUND FLOOR COMMUNAL HALLWAY: Building managers reception desk, lift leading to the second floor, door into:

APARTMENT 16

HALLWAY: Radiator, walk in cupboard housing boiler and fitted shelving, doors to:

OPEN PLAN LOUNGE/DINING ROOM: 19' 5" x 10' 2" (5.92m x 3.10m) Radiator, electric fire, double glazed window to rear, double glazed door and glazed window to:

BALCONY: 7' 7" x 5' 10" (2.31m x 1.78m) Enjoying views across Penzance Harbour towards Mount's Bay and St Michael's Mount.

Door to:

KITCHEN: 7' 9" x 7' 8" (2.36m x 2.34m) Double glazed to front overlooking the balcony, range of base and wall units with worksurfaces, tiling and lighting over, single drainer stainless steel sink unit, hob, extractor fan, electric cooker, plumbing for washing machine, integral fridge and freezer, inset spotlights.

BEDROOM: 17' 7" x 9' 5" (5.36m x 2.87m) Double glazed window to rear, radiator, mirrored door double wardrobe.

SHOWER ROOM: Fully tiled shower cubicle, WC, vanity wash hand basin, extractor fan, heated towel rail, illuminated mirror with shaver socket.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: Whenever the property is resold, the seller will need to contribute 1% of the sale price into the contingency fund. We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a tiled roof. All occupiers of the apartment have use of the communal lounge and terraced gardens to the rear.

The vendor has advised that service charges will be calculated based on current annual rate at time of accepted offer. That total will then be used to reduce the selling price at time of settlement.

LEASE: 125 from 2017

CHARGES: Services charges: £3278.48 per annum Ground rent: £815.94

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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