

4 Old Bakehouse Flats, Leskinnick
Place, Penzance, Cornwall, TR18
2EZ









4 OLD BAKEHOUSE FLATS, LESKINNICK PLACE, PENZANCE, CORNWALL, TR18 2EZ

GUIDE PRICE £120,000 LEASEHOLD

*** DOUBLE BEDROOM * LOUNGE/DINING ROOM * FITTED KITCHEN ***

*** BATHROOM * DOUBLE GLAZING * IDEAL FIRST TIME PURCHASE OR INVESTMENT ***

*** LONG LEASE * LOW OUTGOINGS * CONVENIENT POSITION * NO HOLIDAY LET ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = C * COUNCIL TAX BAND = A * APPROXIMATELY 43 SQUARE METRES ***

An ideal opportunity for a first time buyer or investor to acquire a spacious one bedroom first floor apartment, which is offered for sale in good order and located in the centre of Penzance, being conveniently placed to most local amenities. The property has well proportioned living accommodation, which really needs to be viewed to appreciate to full and represents good value for money. Leskinnick Place is located at the bottom end of Penzance High Street, convenient for most amenities and only a short stroll to the railway station with main link to Paddington. The coast and the Promenade are a short walk away and we recommend an early appointment.

ENTRANCE HALL: Built in airing cupboard housing hot water cylinder.

LOUNGE/DINING ROOM: 18' 0" x 9' 0" (5.49m x 2.74m) Double glazed windows, TV point, coving, individually thermostatic controlled radiator, opening to:

KITCHEN: 8' 0" x 7' 0" (2.44m x 2.13m) Inset single drainer sink with cupboards below, range of fitted base units, worksurfaces and power points, built in oven, four ring hob and extractor hood, double glazed window, plumbing for dishwasher or washing machine, space for fridge/freezer.

BEDROOM: 11' 6" x 8' 3" (3.51m x 2.51m) Built in hanging space, double glazed window, individually thermostatic controlled radiator.

BATHROOM: White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed window, coving, Dimplex heater.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///enrolling.stop.senior](https://www.what3words.com/enrolling.stop.senior)

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.

LEASE: 999 years from March 2023.

CHARGES: Approximately £750 per annum to include building insurance.

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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