

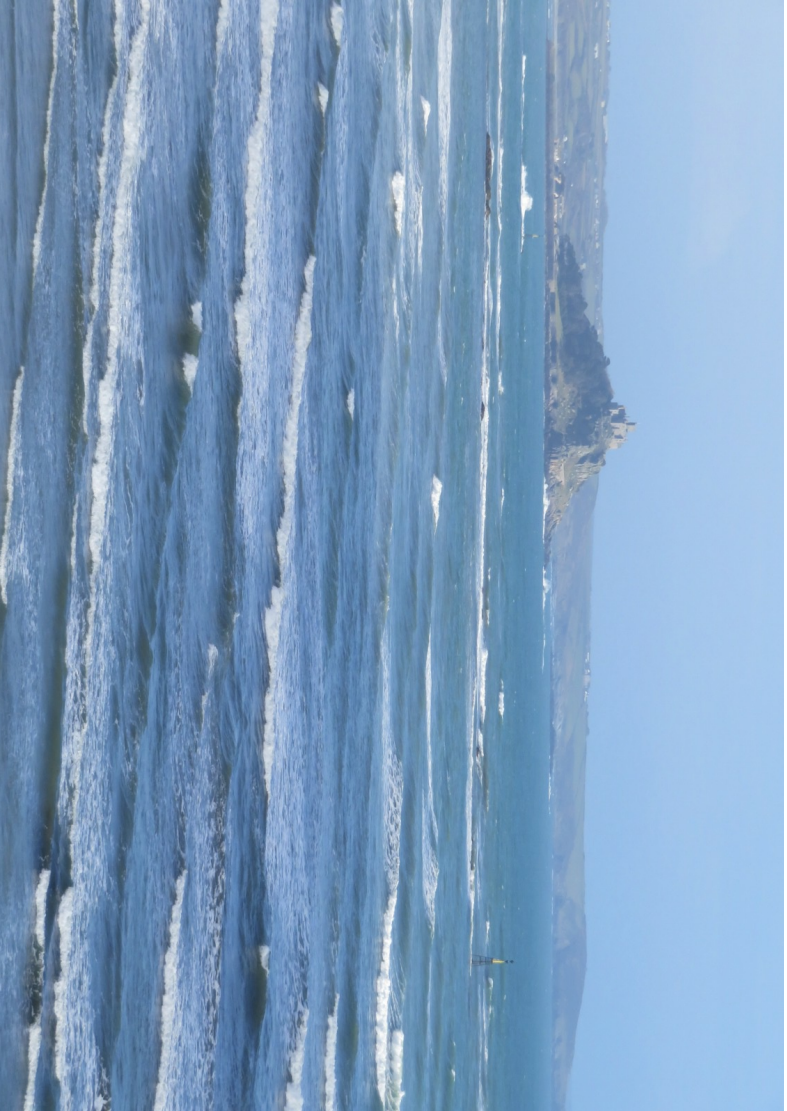


11 Penrose Court, Chyandour Cliff,
Penzance, Cornwall, TR18 3LG

 **Marshall's**
ESTATE AGENTS







11 PENROSE COURT, CHYANDOUR CLIFF, PENZANCE, CORNWALL, TR18 3LG

GUIDE PRICE £395,000 LEASEHOLD

*** TWO DOUBLE BEDROOMS * FULLY FITTED 28FT OPEN PLAN LIVING ROOM/KITCHEN ***

*** KITCHEN WITH FITTED APPLIANCES * BALCONY * BATHROOM ***

*** CENTRAL HEATING * SECURE GATED PARKING ***

*** COMMUNAL GARDENS * NO ONWARD CHAIN ***

*** EPC = C * COUNCIL TAX BAND = D * APPROXIMATELY 61 SQUARE METRES ***

A beautifully presented two bedroom first floor apartment with large balcony enjoying some of the finest views in Mounts Bay, across to St Michaels Mount and beyond, conveniently situated for the town centre, bus, railway station along with all amenities. A particular feature of the apartment is the open plan living area with a superbly equipped kitchen, extensive range of integrated appliances, enjoying uninterrupted views across the bay towards St Michaels Mount and beyond. There are two double bedrooms and bathroom and external balcony accessed from both the main bedroom and the living area, again enjoying the stunning views. Penrose Court is a purpose built development close to the town and its amenities enjoying private secure gated parking with communal garden.

Steps or lift from parking area to:

FIRST FLOOR: Half glazed door into:

HALLWAY: Built in cupboard, telecom entry system, access to large loft, radiator, wooden flooring, doors to:

OPEN PLAN LIVING ROOM/KITCHEN: 28' 8" x 11' 4" (8.74m x 3.45m) Double glazed sliding patio doors onto balcony with sea views, TV and telephone point, radiator. Kitchen area is fitted with a range of base and wall units, wooden worksurface and splashback over, one and half bowl stainless steel sink unit, integral double oven, plate warmer, hob with extractor over, fridge/freezer, washing machine and dishwasher, inset spotlights and wooden flooring throughout.

BEDROOM ONE: 15' 5" x 9' 9" (4.70m x 2.97m) Radiator, wood flooring, built in wardrobe, sliding patio doors onto the balcony with sea views, telephone point.

BEDROOM TWO: 11' 7" x 9' 7" (3.53m x 2.92m) Double glazed window to rear, radiator, wooden flooring.

BATHROOM: Inset spotlights, extractor fan, double glazed window to rear, radiator, heated towel rail, fully tiled walls and floor, bath with shower over, wash hand basin with illuminated mirror, WC.

OUTSIDE: To the front of the property is a large balcony, accessed from both the bedroom and the living room enjoying the views across Mount's Bay towards St Michael's Mount and Penzance Harbour. Externally the property is approached through remote controlled security gates leading into extensive parking with communal gardens.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///took.enclosing.homing](https://www.what3words.com/look-up/3q4qg2wq-3q4qg2wq-3q4qg2wq)

LEASE: 999 years from 25th August 2024.

CHARGES: TBC

AGENTS NOTE: We understand from Openreach website that Copper Broadband (ADSL) 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.

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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