



17 St. Pirans Court, West End,  
Marazion, Cornwall, TR17 0EF







**17 ST. PIRANS COURT, WEST END, MARAZION, CORNWALL, TR17 0EF**

**GUIDE PRICE £180,000 LEASEHOLD**

**\* ONE DOUBLE BEDROOM \* OPEN PLAN LIVING ROOM/KITCHEN \* SHOWER ROOM \***

**\* PATIO/COURTYARD \* NO ONWARD CHAIN \* RESIDENTS PARKING \***

**\* EPC = E \* COUNCIL TAX BAND = A \* APPROXIMATELY 46 SQUARE METRES \***

A nicely presented ground floor one bedroom apartment, located on the outskirts of Marazion within level walking distance of the beach and the centre of the town with all its amenities. The property is offered for sale with no onward chain and the accommodation comprises of open plan living room/kitchen, double bedroom and shower room with patio to the front and enclosed courtyard to the rear. There is also residents parking. The property can ideally be used as a long term let, holiday home or main residence and a viewing is fully recommended.

Double glazed door into:

**OPEN PLAN LIVING ROOM/KITCHEN:** 27' 6" x 8' 8" (8.38m x 2.64m) Two double glazed windows to both front and rear, double glazed door to courtyard, two wall lights, electric panel heater. Kitchen area: base and wall units with worksurfaces and tiling over, electric cooker, hob and filter, single drainer stainless steel sink, space for washing machine and fridge/freezer, door to:

**HALLWAY:** Cupboard housing hot water tank.

**BEDROOM:** 17' 6" x 8' 10" (5.33m x 2.69m) Double glazed window to front, electric heater, two wall lights, built in double wardrobe.

**SHOWER ROOM:** Fully tiled walls and floor, double glazed window to rear, heated towel rail, pedestal wash hand basin, WC, shower cubicle, electric fan heater.

**OUTSIDE:** There is residents parking to the front of the building leading to raised patio and fully enclosed courtyard to the rear.

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

**DIRECTIONS:** Via "What3Words" app: [///affair.edit.slouched](https://www.what3words.com/affair.edit.slouched)

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which good. The property is constructed of block under a flat roof.

**CHARGES:** Service charges: £660.43 pa. Ground rent: £50 pa.

**LEASE:** 999 years from 1st November 2001.

**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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