



Marshall's

ESTATE AGENTS



Flat 1, 12 Pendarves Road, Penzance,
Cornwall, TR18 2AJ







FLAT 1, 12 PENDARVES ROAD, PENZANCE, CORNWALL, TR18 2AJ

GUIDE PRICE £129,000 LEASEHOLD

*** ONE BEDROOM GROUND FLOOR FLAT * CONVENIENT LOCATION ***

*** OPEN PLAN LIVING/KITCHEN * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** IDEAL INVESTMENT/FIRST TIME BUY * EPC = C * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 39 SQUARE METRES * ON STREET PARKING ***

A one bedroom flat situated in a popular residential street, within the town of Penzance and offered for sale with no onward chain. The accommodation comprises of an open plan lounge/kitchen with double glazed bay window to front, en suite double bedroom and courtyard to the rear. The flat is double glazed and gas centrally heated throughout, offered for sale with no onward chain and would make an ideal first time buy/investment purchase.

Half glazed wooden door into:

COMMUNAL HALLWAY: With door into:

FLAT 1

INNER LOBBY: Opening into the:

LIVING ROOM/KITCHEN: 18' 0" into bay x 15' 0" maximum (5.49m x 4.57m) Double glazed bay window to front, two radiators, feature fireplace to one wall (not used), picture rail, ceiling cornices.

KITCHEN AREA: Fitted with wall units with worksurfaces and tiling over, electric oven, hob, filter fan, stainless steel sink, space and plumbing for washing machine and undercounter fridge, door to:

BEDROOM: 12' 4" x 11' 7" (3.76m x 3.53m) Two radiators, ceiling cornices and picture rail, cupboard housing boiler and electric meter, door to:

EN SUITE: Tiled floor and walls, WC, pedestal wash hand basin with shaver light and point over, fully tiled shower cubicle, radiator.

Double glazed door from bedroom leads to:

ENCLOSED COURTYARD: Giving space for bistro set.

To the front of the property is a communal bin store.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: No holiday let allowed. We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a tiled roof.

LEASE: 999 years from 2024.

CHARGES: £720.00 per annum.

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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