

Flat 3, 4 Green Market, Penzance,  
Cornwall, TR18 2SH



Marshall's

ESTATE AGENTS















**FLAT 3, 4 GREEN MARKET, PENZANCE, CORNWALL, TR18 2SH**

**GUIDE PRICE £137,000 LEASEHOLD**

**\* ONE DOUBLE BEDROOM \* OPEN PLAN LIVING ROOM/KITCHEN \* LARGE BATHROOM \***

**\* TOWN CENTRE LOCATION \* NO ONWARD CHAIN \***

**\* IDEAL FIRST TIME BUY OR INVESTMENT \***

**\* EPC = C \* COUNCIL TAX BAND = A \* APPROXIMATELY 48 SQUARE METRES \***

Situated in a Grade II Listed building is this beautifully presented one bedroom, first floor flat, offered for sale with no onward chain and ideally suited for either investment or first time buyers. The accommodation comprises of one double bedroom, bathroom and open plan living room/kitchen. The building is situated in the centre of Penzance, giving ease of access to all its amenities, viewing is highly recommended.

External staircase leads to:

**COMMUNAL DOOR:** Into:

**COMMUNAL HALLWAY:** Front door into:

**FLAT ENTRANCE HALLWAY:** Radiator, doors to:

**OPEN PLAN KITCHEN/LOUNGE/DINER:** 7.82m x 3.10m (25' 8" x 10' 2") Dual aspect double glazed windows to front and rear with original sash windows behind double glazing, radiator, secure phone entry system, power point, BT point, TV point. Fitted kitchen with cupboards at base and wall level, sink with mixer tap, space for electric cooker, washing machine, tiled splashback, power points and space for fridge.

**BEDROOM:** 3.56m x 3.78m (11' 8" x 12' 5") Double glazed window to rear with original sash window behind, radiator, multiple power points.

**BATHROOM:** 2.90m x 2.46m (9' 6" x 8' 1") Double glazed window to front, sea glimpses, further frosted window, radiator, extractor fan, wall mounted light and shaver point, bath with shower over, WC, sink, cupboard housing electric boiler.

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

**DIRECTIONS:** Via "What3Words" app: ///whiplash.traffic.impaled

**AGENTS NOTE:** 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.

**CHARGES:** Service charge: £1,130.22 pa

**LEASE:** 999 from 26/07/2022

**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



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)