



Apartment 18, Kenegie Manor,  
Gulval, Penzance, Cornwall,  
TR20 8YN















**APARTMENT 18, KENEGIE MANOR, GULVAL, PENZANCE, CORNWALL, TR20 8YN**

**GUIDE PRICE £260,000 LEASEHOLD**

**\* TWO DOUBLE BEDROOMS \* OPEN PLAN LOUNGE/DINER \***

**\* KITCHEN WITH FITTED APPLIANCES \* BATHROOM \***

**\* COMMUNAL GARDENS \* PERIOD FEATURES \* NO ONWARD CHAIN \***

**\* RESIDENTS PARKING \* USE OF ON-SITE FACILITIES \***

**\* EPC = D \* COUNCIL TAX BAND = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 82 SQUARE METRES \***

A beautifully presented two bedroom first floor apartment, situated within the former Kenegie Manor, on the outskirts of Gulval. The accommodation comprises of two double bedrooms and bathroom with open plan lounge/dining room and kitchen. This Grade II Listed property retains many period features throughout, incorporating multi paned large sash windows and communal gardens to the rear are a real joy. The property has residents parking and is located within the Kenegie Manor site and the owners of the apartment get use of the on-site facilities. A viewing is highly recommended.

Wooden door into:

**COMMUNAL HALLWAY:** With stairs rising to door into:

**APARTMENT 18**

**HALLWAY:** Cupboard housing hot water tank, night storage heater.

**LOUNGE/DINING ROOM:** 22' 1" x 12' 9" (6.73m x 3.89m) High-level ceilings, two double glazed multi-glazed sash windows with wood panel surround and fitted blinds overlooking the communal garden, night storage heater, wall mounted smart electric heater, four wall lights, door to:

**KITCHEN:** 19' 8" x 6' 0" (5.99m x 1.83m) L shaped, double glazed multi-pane sash window to front with fitted blind, night storage heater, tiled floor, base and wall units with worksurfaces and tiling over, stainless steel sink, integral cooker, hob, extractor fan, dishwasher, fridge/freezer and washing machine.

**BEDROOM ONE:** 12' 4" x 11' 7" (3.76m x 3.53m) Double glazed sash window to front with fitted blinds, smart electric heater, built in cupboard.

**BEDROOM TWO:** 8' 11" x 8' 1" (2.72m x 2.46m) Double glazed sash window to side with fitted blinds, night storage heater.

**BATHROOM:** Fully tiled walls and floor, bath with mains shower over, pedestal wash hand basin, WC, heated towel rail, extractor fan.

**OUTSIDE:** The Manor is surrounded by landscaped communal gardens with areas laid to lawn, established flower borders and central circular gravelled seating area. The owners of the apartment also have use of on-site facilities of the Kenegie Manor holiday site and there is ample residents parking.

**CHARGES:** Ground rent: £2,377 pa. Service charges: £900 pa (estimated) Buildings Insurance: £1,156 All fees are paid until November 2025.

**LEASE:** 999 years from 01st June 2006.

**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 was good. the property is constructed of granite under a tiled roof.

**DIRECTIONS:** Via "What3Words" app: ///aura.famous.disposing

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

**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)