



Apartment 20 The Penthouse,
Kenegie Manor, Gulval, Cornwall,



Marshall's

ESTATE AGENTS







APARTMENT 20 THE PENTHOUSE, KENEGIE MANOR, GULVAL, CORNWALL, TR20 8YN

GUIDE PRICE £225,000 LEASEHOLD

*** TWO DOUBLE BEDROOMS * OPEN PLAN LIVING ROOM/KITCHEN ***

*** FITTED APPLIANCES * BATHROOM * COMMUNAL GARDENS ***

*** PERIOD FEATURES * NO ONWARD CHAIN * HOLIDAY LET OR RESIDENTIAL ***

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

*** RURAL VIEWS * EPC = E * COUNCIL TAX BAND = A * APPROXIMATELY 71 SQUARE METRES ***

A beautifully presented two bedroom, second floor apartment enjoying rural views, situated within the former Kenegie Manor, on the outskirts of Gulval and Penzance. The accommodation comprises of two double bedrooms and bathroom with open plan living room/kitchen, all with integrated appliances. This Grade II Listed property retains many period features throughout, incorporating multipaned large sash windows, giving the apartment large amount of light, communal gardens to the rear, which are a real joy. The property can be used as residential or as a holiday let and has residents' parking, is located within the Kenegie Manor site, and the owners of the apartment get use of the on site facilities. Viewing is highly recommended.

Main door into:

COMMUNAL HALLWAY: Stairs rising to:

APARTMENT: Door into:

HALLWAY: Wood floor, electric heater, access to secondary loft, doors to:

BATHROOM: Fully tiled walls and floor, sash window, WC, panelled bath with shower over, pedestal wash hand basin, shaver light and point, heated towel rail, extractor fan.

MAIN HALLWAY: High level storage, stairs rising.

Doors to:

BEDROOM ONE: 13' 3" x 8' 2" (4.04m x 2.49m) Double glazed sash window enjoying rural views, electric heater.

BEDROOM TWO: 11' 5" x 7' 1" (3.48m x 2.16m) Sash window to rear, electric heater.

OPEN PLAN LIVING ROOM/KITCHEN: 25' 1" x 18' 9" (7.65m x 5.72m) Stripped wood floor, cupboard to one wall, five sash windows to three elevations, access to loft, three electric wall heaters, rural views, TV and telephone points. Kitchen is fitted with base and wall units, roll top worksurfaces and tiling over, integral fridge/freezer, washing machine, dishwasher, electric oven, halogen hob and extractor.

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.

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: [///proclaims.extreme.prepares](https://www.what3words.com/proclaims.extreme.prepares)

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



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