



Flat 3 , 7 Alexandra Terrace,
Penzance, Cornwall, TR18 4NX







FLAT 3, 7 ALEXANDRA TERRACE, PENZANCE, CORNWALL, TR18 4NX

GUIDE PRICE £117,000 LEASEHOLD

*** ONE DOUBLE BEDROOM * NO ONWARD CHAIN * DOUBLE GLAZING ***

*** IDEAL INVESTMENT * CLOSE TO SEA FRONT * EPC = D ***

*** COUNCIL TAX BAND = A * APPROXIMATELY 44 SQUARE METRES ***

Offered for sale with no onward chain is this one bedroom ground floor apartment, situated in a large period property and close to the Promenade in Penzance. The accommodation comprises of lounge/dining room, kitchen with integral appliances, bathroom and double bedroom with courtyard to the front. The property is double glazed and heated via night storage heaters and would make an ideal investment/first time buy.

Access to the apartment is obtained via the rear of the main building into:

ENCLOSED COURTYARD: Double glazed door into:

LOUNGE/DINING ROOM: 16' 0" x 14' 0" (4.88m x 4.27m) Double glazed door and two double glazed windows to front, TV, telephone and satellite points, fan assisted night storage heater, door to:

HALLWAY: Night storage heater, cupboard housing hot water tank, doors to:

KITCHEN: Fitted with range of base and wall units, worksurfaces and tiling over, single drainer stainless steel sink unit, electric cooker, hob with extractor filter over, space for washing machine and fridge, double glazed door to outside.

BEDROOM: 11' 0" x 8' 7" (3.35m x 2.62m) Fan assisted night storage heater, patio door into courtyard (shared).

BATHROOM: Skylight, WC, vanity wash hand basin, bath with electric shower over, heated towel rail, shaver point, extractor fan.

OUTSIDE: Aforementioned courtyard is at the front, and the shared communal courtyard is at the rear.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///fury.flush.messy](https://www.what3words.com/#!/en/fury.flush.messy)

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 block under a concrete tiled roof.

LEASE: 999 years from 1st January 2023.

CHARGES: £670 pa.

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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