



Marshall's

ESTATE AGENTS



First Floor Flat, 16 Pendarves Road,  
Penzance, Cornwall, TR18 2AJ

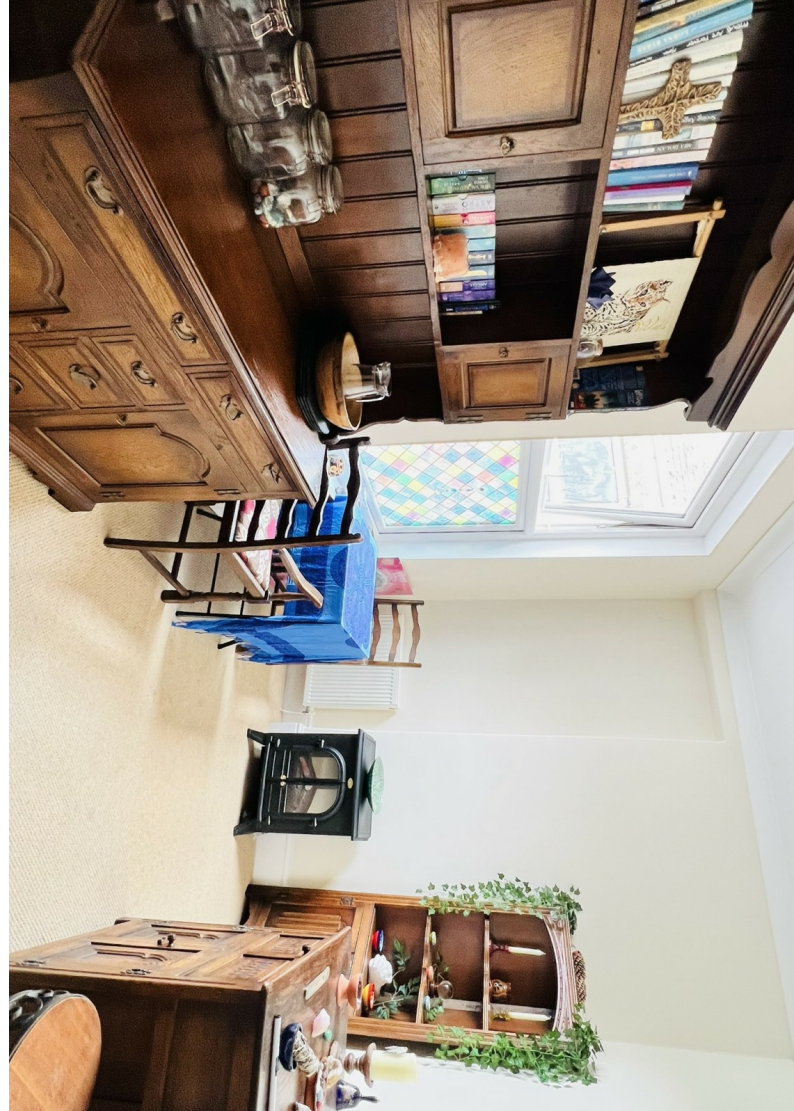














**FIRST FLOOR FLAT, 16 PENDARVES ROAD, PENZANCE, CORNWALL, TR18 2AJ**

**GUIDE PRICE £200,000 LEASEHOLD**

**\* THREE BEDROOMS \* LIVING ROOM \* OPEN PLAN KITCHEN \***

**\* GAS CENTRAL HEATING \* UPVC DOUBLE GLAZED \* GOOD ORDER \***

**\* IDEAL YOUNG FAMILY OR FIRST TIME BUYER \* CONVINIENT POSITION \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \* CONSERVATION AREA \***

**\* EPC = D \* COUNCIL TAX BAND = B \* APPROXIMATELY 103 SQUARE METRES \***

A chance to acquire a well presented three bedroom, slip level apartment located in a central position, within close proximity to most amenities. The property has been well cared for by the present vendors and is therefore offered for sale in good decorative order throughout and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the open plan living room/kitchen with perido fireplace and large bay window.

**ENTRANCE HALL:** Door to stairs leading to:

**HALLWAY:** Cupboard housing combi gas central heating boiler.

**OPEN PLAN LIVING ROOM/KITCHEN:** 5.60m x 6.83m (18' 4" x 22' 5") Period cast iron fireplace with tiled inset tiles and carved surround, double glazed bay window, radiator. Open plan to:

**KITCHEN AREA:** Stainless steel inset circular sink and drainer with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, hob with extractor hood over, integrated fridge/freezer, space for dishwasher and washing machine.

**BEDROOM ONE:** 5.03m x 3.40m (16' 6" x 11' 2") Double glazed window to rear, TV point, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising double size shower cubicle with chrome fittings and glazed door, vanity unit wash hand basin with cupboards below, low level WC, tiled flooring, radiator.

**BEDROOM TWO:** 3.96m x 2.36m (13' x 7' 9") Double glazed window to rear, radiator.

**BATHROOM:** White suite comprising P shaped bath with chrome shower fittings and glazed screen, low level WC, wash hand basin, tiled flooring, radiator.

Stairs from living room to:

**SECOND FLOOR:**

**BEDROOM THREE:** 5.54m x 4.20m maximum (18' 2" x 13' 9" maximum) Restricted head high in places, Velux window, exposed A frames, eaves storage, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising shower cubicle, pedestal wash hand basin, low level WC, towel rail.

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

**DIRECTIONS:** Via "What3Words" app: [///riskiest.summaries.removable](https://www.what3words.com/riskiest.summaries.removable)

**LEASE:** Remainder of 999 year lease setup in 2005.

**CHARGES:** 50% share of maintenance charges.

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a slate roof.

**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)