



Ground Floor Flat, 16 Pendarves
Road, Penzance, Cornwall, TR18









GROUND FLOOR FLAT, 16 PENDARVES ROAD, PENZANCE, CORNWALL, TR18 2AJ

GUIDE PRICE £200,000 LEASEHOLD

- * TWO EN SUITE BEDROOMS * LIVING ROOM * FITTED KITCHEN AREA ***
- * CONSERVATORY * STUDY * SMALL COURTYARD TO THE REAR ***
- * FORMER BLOCK BUILT GARAGE AND TIMBER STORAGE TO REAR ***
- * GOOD DECORATIVE ORDER * GAS CENTRAL HEATING ***
- * LEASEHOLD WITH A SHARE OF THE FREEHOLD ***
- * IDEAL FIRST TIME BUY OR YOUNG FAMILY HOME * CONSERVATION AREA ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 70 SQUARE METRES ***

A chance to acquire a spacious two bedroom ground floor apartment which would make an ideal first time buy or young family home located in a central position of the popular town of Penzance. The property has well proportioned living accommodation which really needs to be viewed internally to appreciate to the full and we would recommend an early appointment. To the rear is a small courtyard with access to former garage with access to rear lane. Pendarves Road is only a short walk to the main town of Penzance and is, therefore, conveniently placed for most amenities.

COMMUNAL ENTRANCE HALL: Door to:

HALLWAY: Laminated flooring, radiator.

LIVING ROOM/KITCHEN: 8.56m x 3.48m (28' 1" x 11' 5") Laminated flooring, storage cupboard, TV point, open to:

KITCHEN AREA: Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, gas hob and extractor hood over, integrated dishwasher, space for washing machine and american style fridge/freezer, double glazed window to rear, cupboard housing gas combi central heating boiler, door to:

CONSERVATORY/GARDEN ROOM: 7.19m x 4.88m narrowing to 1.88m (23' 7" x 16' 0" narrowing to 6' 2") Double glazed windows to rear, radiator.

STUDY: 4.11m x 1.98m (13' 6" x 6' 6") Laminated flooring, radiator.

SHOWER ROOM: White suite comprising corner sink, low level WC, tiled shower area.

BEDROOM ONE: 4.11m x 4.37m (13' 6" x 14' 4") into double glazed bay window to front, radiator.

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

BEDROOM TWO: 3.68m x 2.80m (12' 1" x 9' 2") Window through to study, radiator.

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

OUTSIDE: Small gravelled area with rear pedestrian gate and access to:

FORMER BLOCK GARAGE: 4.93m x 2.50m (16' 2" x 8' 2") With power.

TIMBER FRAMED STORAGE: 4.90m x 2.20m (16' 1" x 7' 3")

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///riskiest.summaries.removable

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.

LEASE: Remainder of 999 year lease setup in 2005.

CHARGES: 50% share of maintenance charges

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