



Konnect Communities, 14
Trewearth Road, Penzance,
Cornwall, TR18 3PZ









KONNECT COMMUNITIES, 14 TREWEATH ROAD, PENZANCE, CORNWALL, TR18 3PZ

GUIDE PRICE £70,000 LEASEHOLD

*** CURRENTLY OFFICE WITH PERMISSION TO CONVERT INTO ACCOMMODATION ***

*** ONE BEDROOM * LIVING ROOM * KITCHEN * SHOWER ROOM ***

*** LARGE CELLAR AREA WITH RESTRICTED HEAD HEIGHT ***

*** COUNCIL TAX BAND = CURRENTLY RATED FOR BUSINESS ***

*** CEPC = E * APPROXIMATELY 41 SQUARE METRES ***

Planning permission recently granted to convert a ground floor office suite into a one bedroom self contained apartment with large storage area below. the property is located in the centre of Penzance within close proximity to most amenities and represents an excellent opportunity to convert the property to your own specification. Treweath Road is conveniently placed and we recommend an early appointment.

ENTRANCE HALL

FRONT ROOM: 12' 9" x 9' 9" (3.89m x 2.97m) UPVC double glazed window.

INNER HALLWAY

CLOAKROOM: White suite comprising low level WC, wash hand basin.

KITCHEN: 9' 9" x 6' 6" (2.97m x 1.98m) UPVC double glazed window, stainless steel inset single drainer sink unit with cupboards below, door to outside.

REAR ROOM: 13' 0" x 11' 3" narrowing to 6' 4" (3.96m x 3.43m narrowing to 1.93m) UPVC double glazed window.

OUTSIDE: Steps down to:

BASEMENT: 19' 8" x 13' 0" (5.99m x 3.96m) Power and light with stainless steel sink, restricted head height, two walk in areas, again with restricted head height.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: Planning permission has been granted for a one bedroom apartment. REF: PA24/05027. The property is constructed of block under a tiled roof. We tested the mobile signal for Vodafone which was good. We understand from Openreach website that

LEASE: New lease to be set up 125 years.

CHARGES: 50% share with the flat above.

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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