



Flat 1, Chycelin, Alverton Terrace,
Penzance, Cornwall, TR18 4JH







FLAT 1, CHYCELIN, ALVERTON TERRACE, PENZANCE, CORNWALL, TR18 4JH

GUIDE PRICE £275,000 LEASEHOLD

*** TWO BEDROOMS * LIVING ROOM * RECENTLY FITTED KITCHEN ***

*** SHOWER ROOM * VERANDA * COMMUNAL GARDENS ***

*** CENTRAL POSITION * CONVENIENT FOR MOST AMENITIES ***

*** PARKING SPACE * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY 49 SQUARE METRES ***

A chance to acquire an extremely conveniently located two bedroom ground floor apartment situated in quiet communal grounds with a veranda to the front overlooking the garden. The property has well proportioned accommodation being on the ground floor with a veranda in front which is for the sole use of this flat. The communal gardens are a particularly attractive feature being well stocked with a variety of mature shrubs and trees along with flower borders and a great degree of privacy. Within the grounds there is a reserved parking space for number 1. Chycelin is located just on the edge of Penzance town within a level walk of most amenities and we would recommend an early appointment to view.

COMMUNAL ENTRANCE HALL: Access to the apartment.

ENTRANCE HALL: Built in cloaks cupboard with plumbing for washing machine, built in airing cupboard housing hot water cylinder, fan assisted storage heater.

LIVING ROOM: 12' 6" x 10' 4" (3.81m x 3.15m) Large sash window overlooking communal gardens, working shutters, picture rail, tv point, electric heater.

KITCHEN: 9' 3" x 7' 2" (2.82m x 2.18m) Inset single drainer unit with cupboards below, a range of fitted wall and base units, work surfaces, power points, built in oven, four ringed hob and extractor hood, integrated dishwasher, space for fridge/freezer, inset spotlights.

BEDROOM ONE: 12' 7" x 9' 2" (3.84m x 2.79m) Large sash window overlooking communal gardens, working shutters.

BEDROOM TWO: 11' 8" x 8' 2" (3.56m x 2.49m) Large sash window overlooking the gardens, built in wardrobe.

SHOWER ROOM: WC, vanity wash hand basin with illuminated mirror over, fully tiled shower cubicle, inset spotlights, extraction fan, heated towel rail.

OUTSIDE: To the front of the property is a raised veranda which is for the sole use of Flat 1 which overlooks the communal gardens which are of a southerly aspect being mainly laid to lawn with well stocked flower borders and a variety of mature trees and shrubs creating a good degree of privacy, use of communal cellar.

OWN PARKING SPACE

SERVICES: Mains water, electricity and drainage.

LEASE: 189 years from 1980.

CHARGES: Service charge £1,300 pa

AGENTS NOTE: We understand from Openreach website that Copper Broadband is available to the property. We tested the mobile phone signal for O2 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.

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