



Marshall's

ESTATE AGENTS



Flat 3, Orchard House, Newlyn,  
Penzance, Cornwall, TR18 5BG















**FLAT 3, ORCHARD HOUSE, NEWLYN, PENZANCE, CORNWALL, TR18 5BG**

**GUIDE PRICE £149,950 LEASEHOLD**

**\* TWO BEDROOMS \* KITCHEN \* LOUNGE/DINING ROOM \* BATHROOM \***

**\* GARAGE \* CLOSE TO HARBOUR \* NO ONWARD CHAIN \* DOUBLE GLAZED WHERE STATED \***

**\* EPC = E \* COUNCIL TAX BAND = A \* APPROXIMATELY 44 SQUARE METRES \***

A nicely presented first floor two bedroom flat, offered for sale with no onward chain with secure parking, close to the harbour. The property is situated within level walking distance to both the harbour and local amenities, such as supermarket, public houses and cinema. The accommodation comprises of one double bedroom and one single bedroom, lounge/dining room, kitchen and bathroom with enclosed parking and storage. The property is offered for sale with no onward chain and would make an ideal investment/first time buy. A viewing is highly recommended.

Double glazed door into:

**COMMUNAL HALLWAY:** Glazed door into:

**LOUNGE/DINING ROOM:** 18' 0" x 9' 3" (5.49m x 2.82m) Double glazed window to rear, night storage heater, fitted shelving to one wall, door to:

**INNER HALLWAY:** Night storage heater, cupboard housing hot water tank.

**KITCHEN:** Double glazed window to rear, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink, electric oven, hob, plumbing for washing machine, space for fridge.

**BEDROOM ONE:** 10' 9" x 10' 2" (3.28m x 3.10m) Night storage heater, range of wardrobes to one wall, double glazed window and door to side.

**BEDROOM TWO:** 9' 0" x 8' 1" (2.74m x 2.46m) Double glazed window to side.

**OUTSIDE:** Small courtyard to the side of the main building and there is secure parking space in the garage below with further storage shed and bin store.

**AGENTS NOTE:** Due to terms of the lease this property can not be holiday let or used as an Airbnb. and no pets are permitted. We understand from Openreach website that Copper Broadband is available to the property. We tested the mobile phone signal for O2 which was good.

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

**DIRECTIONS:** Via "What3Words" app: [///transmits.bead.dabbing](https://www.what3words.com/#!/transmits.bead.dabbing)

**CHARGES:** Ground rent: £10 pa. Service charges: £700 pa.

**LEASE:** 999 years from 15th September 1974

**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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