



Marshall's  
ESTATE AGENTS

Apartment 1, Buckfield Mews, Rosevean  
Road, Penzance, Cornwall, TR18 2DX















**APARTMENT 1, BUCKFIELD MEWS, ROSEVEAN ROAD, PENZANCE, CORNWALL, TR18 2DX**

**GUIDE PRICE £139,950 LEASEHOLD**

**\* TWO BEDROOMS \* LIVING ROOM/KITCHEN \* BATHROOM \***

**\* GOOD DECORATIVE ORDER \* DOUBLE GLAZED \***

**\* GAS CENTRAL HEATING \* LONG LEASE \* LOW OUTGOINGS \***

**\* LEASEHOLD WITH A SHARE OF THE FREEHOLD \***

**\* CONVENIENT POSITION \* IDEAL FIRST TIME BUY/INVESTMENT \***

**\* EPC = C \* COUNCIL TAX BAND A \* APPROXIMATELY 49 SQUARE METRES \***

Situated in a residential street within the town of Penzance and close to all its amenities is this well presented two bedroom apartment offered for sale with no onward chain and ideally suited for first time buyer or investment property. The accommodation is arranged over ground and lower ground floors, comprises of bedroom one and bathroom on the lower ground floor, open plan living room kitchen and bedroom two on the ground floor. The property is double glazed and gas centrally heated and we recommend an early appointment to view.

Wooden door to:

**GROUND FLOOR ENTRANCE HALL:** Further door to:

**HALLWAY:** Doors to:

**BEDROOM TWO:** 10' 4" x 6' 4" (3.15m x 1.93m) Double glazed window to front, radiator.

**KITCHEN/LIVING ROOM:** 15' 6" x 14' 2" (4.72m x 4.32m)

Two double glazed windows to rear, radiator, built in cupboard, stairs descending. Kitchen area: base and wall units, worksurfaces and tiling over, electric cooker, gas hob, one and a half bowl stainless steel sink unit, plumbing for washing machine.

**LOWER GROUND FLOOR HALLWAY:** Radiator, door to:

**BEDROOM ONE:** 15' 2" x 11' 0" narrowing to 7' 0" (4.62m x 3.35m narrowing to 2.13m) Double glazed sash window to rear, radiator, built in under stairs storage cupboard.

**BATHROOM:** Fully tiled walls, corner bath with mixer shower over, pedestal wash hand basin, WC, radiator, extractor fan.

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

**AGENTS NOTE:** we understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under concrete tiled roof

**DIRECTIONS:** Via "What3Words" app: ///bordering.beards.watches

**LEASE:** The remainder of 999 years set up on the 18th June 2006.

**COSTS:** 50% of any required maintenance.

**N.B:** 50% of the freehold will be passed on to the new leaseholder when both the apartments are sold. There is a restriction in the lease stating that no pets are allowed to be kept at the flat.

**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)