

33 Ocean Blue, Jennings Street,
Penzance, TR18 2GZ



Marshall's
ESTATE AGENTS







33 OCEAN BLUE, JENNINGS STREET, PENZANCE, TR18 2GZ

£400,000 LEASEHOLD

- * TWO BEDROOMS * EN SUITE SHOWER ROOM TO MASTER BEDROOM *
- * FURTHER BATHROOM * ENGINEERED OAK FLOORING * UNDERFLOOR GAS HEATING *
- * WELL EQUIPPED KITCHEN * LOUNGE/DINING ROOM *
- * BIFOLD DOORS TO BALCONY *
- * LOVELY SEA VIEWS OVER MOUNT'S BAY TO ST MICHAEL'S MOUNT *
- * GOOD ORDER * CENTRAL POSITION * CLOSE TO MOST AMENITIES * CONSERVATION AREA *
- * OWN RESERVED PARKING SPACE *
- * CLOSE PROXIMITY TO PROMENADE AND MAIN LINE STATION TO PADDINGTON *
- * EPC = B * COUNCIL TAX BAND = D * APPROXIMATELY 70 SQUARE METRES *

Lovely panoramic sea views across Mount's Bay, Penzance Harbour to St Michael's Mount and beyond from this well presented two bedroom, third floor apartment, located in one of the most prestigious blocks in Penzance, just off the promenade and within close proximity of most amenities. The property has well proportioned accommodation with quality fixtures and fittings throughout along with engineered oak flooring and underfloor heating. The property is double glazed and there is a balcony off the living room, which again takes full advantage of the sea views across Mount's Bay. Outside, there is a reserved parking space and due the popularity of this particular apartment block we recommend an early appointment.

ENTRANCE HALL: Oak flooring with underfloor heating, video entry telephone system, built in cloaks cupboard, sunken spotlights.

LIVING ROOM/DINING ROOM: 22' 2" x 14' 2" narrowing to 7' 9" (6.76m x 4.32m narrowing to 2.36m) Double glazed window having lovely panoramic sea views over Mounts Bay, Penzance harbour, St. Michael's Mount and beyond, Oak flooring with underfloor heating, television and satellite points, sunken spotlights, bi-folding doors to:

BALCONY: With glass and chrome surround, again with good sea views over Mounts Bay.

KITCHEN: 12' 7" x 7' 9" (3.84m x 2.36m) Inset sink unit with cupboards below, range of fitted wall and base units, built in Siemens oven, microwave, five ring gas hob and extractor hood above, integrated fridge, freezer, dishwasher and washer/dryer, concealed worktop lighting, tiled flooring with underfloor heating, sunken spotlights.

BEDROOM ONE: 14' 10" narrowing to 8' 9" x 9' 10" (4.52m narrowing to 2.67m x 3.00m) Double glazed window with lovely panoramic sea views over Mounts Bay, Penzance harbour to St. Michael's Mount and beyond, built in double wardrobe, further wardrobe housing combination gas central heating boiler, television point, telephone point, underfloor heating. Door to:

EN SUITE SHOWER ROOM: White suite comprising double sized shower cubicle with chrome fittings and glazed door, wash hand basin, low level WC, inset mirror, tiled flooring with underfloor heating, sunken spotlights, chrome towel rail.

BEDROOM TWO: 10' 8" narrowing to 9' 3" x 9' 5" (3.25m narrowing to 2.82m x 2.87m) Double glazed window with lovely sea views over Penzance harbour to St. Michael's Mount and beyond, built in double wardrobe, television point, telephone point, underfloor heating.

BATHROOM: White suite comprising panelled bath with chrome shower and folding glass door, wash hand basin with storage below, low level WC, inset mirror, shaver point, tiled flooring with underfloor heating, sunken spotlights, chrome towel rail.

OUTSIDE: Reserved secure undercover parking space. (No 12). Communal store.

LEASE: 999 years from 2013.

CHARGES: Services Charges: £1,606.41 pa. Ground Rent: £150.00 pa.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///handfuls.swung.with

AGENTS NOTE: We understand from Openreach website that Copper Broadband (ADSL) is available to the property. We tested the mobile phone signal for Vodafone which was good

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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