



3 Mount's Bay Lodge, New Town
Lane, Penzance, Cornwall, TR18
2FJ







3 MOUNT'S BAY LODGE, NEW TOWN LANE, PENZANCE, CORNWALL, TR18 2FJ

£220,000 LEASEHOLD

*** FIRST FLOOR RETIREMENT APARTMENT * ONE DOUBLE BEDROOM**

*** LOUNGE/DINER * KITCHEN WITH INTEGRAL APPLIANCES ***

*** SHOWER ROOM * DIRECT ACCESS TO COMMUNAL PATIO ***

*** VIEWS ACROSS MOUNT'S BAY * COMMUNAL LOUNGE AND GARDENS ***

*** NO ONWARD CHAIN * AVAILABLE FOR OVER 60s ***

*** EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 52 SQUARE METRES ***

A nicely presented one bedroom second floor retirement apartment, exclusively available for the over 60s, enjoying sea views towards St Michael's Mount from the communal lounge and is within close proximity of the town centre, train and bus stations. The apartment has direct access onto the sun terrace and the accommodation comprises of openplan lounge/dining room, double bedroom with fitted wardrobe, fitted kitchen and shower room. The property is offered for sale with no onward chain and was constructed in 2017 by Churchill Retirement Living, which specialises exclusively in the development of apartments for those looking for an independent, safe and secure lifestyle. All the properties are to an NHBC standard with the remainder of 10 year home warranty. The development itself offers a communal lounge, guest suite and patio garden to the rear, potential parking, subject to availability, secure intercom system to access the building.

Communal intercom access to doorway into:

GROUND FLOOR COMMUNAL HALLWAY: Building managers reception desk, lift and stairs leading to:

FIRST FLOOR LANDING: Door into:

APARTMENT 3:

Radiator, walk in cupboard housing boiler and fitted shelving, doors to:

LOUNGE/DINING ROOM: 18' 0" x 14' 4" (5.49m x 4.37m) Electric fireplace to one wall with wood surround, radiator, double glazed door and window onto communal sun terrace.

KITCHEN: 7' 8" x 7' 5" (2.34m x 2.26m) Double glazed window, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, hob with fan over, integrated oven, fridge, freezer and washer/dryer, extractor fan, wall mounted fan heater.

BEDROOM: 14' 9" x 9' 0" (4.50m x 2.74m) Radiator, double glazed window, built in wardrobe.

SHOWER ROOM: Towel rail, fully tiled walls, WC, vanity wash hand basin, shower cubicle, extractor fan, shaver point.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: Whenever the property is resold, the seller will need to contribute 1% of the sale price into the contingency fund. We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a tiled roof. All occupiers of the apartment have use of the communal lounge and terraced gardens to the rear.

LEASE: 125 years from 2017.

CHARGES: Approximately £4,000 per annum.

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
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Lettings
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