



Flat 7, Long Barn Rosevidney,  
Crowlas, Cornwall, TR20 9BX









**FLAT 7, LONG BARN ROSEVIDNEY, CROWLAS, CORNWALL, TR20 9BX**

**£125,000 LEASEHOLD**

**\* BEDROOM \* BATHROOM \* OPEN PLAN LIVING ROOM WITH FITTED KITCHEN AREA \***

**\* DOUBLE GLAZED WINDOWS \* COMMUNAL GARDENS \* COMMUNAL PARKING \***

**\* OWN GARAGE WITH STORAGE OVER \* SOUGHT AFTER HAMLET \***

**\* SHORT DRIVE TO PENZANCE AND HAYLE \* IDEAL FOR A YOUNG COUPLE \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = D \* COUNCIL TAX BAND = A \* APPROXIMATELY 30 SQUARE METRES \***

A chance to acquire a first floor one bedroom apartment offering easy to maintain accommodation set in a small rural hamlet with lovely communal gardens, parking and own garage with storage over. The property would make an ideal first time buy and really needs to be viewed internally to appreciate to the full. The hamlet of Rosevidney is peaceful with access to surrounding countryside and the main towns of Penzance and Hayle are only a short drive away. There is both parking and large garage with storage over and well kept communal gardens. Due to the popularity of properties such this we recommend an early appointment.

Entrance door to:

**LIVING ROOM/KITCHEN:** 17' 3" x 15' 0" (5.26m x 4.57m) UPVC double glazed windows overlooking communal gardens, log burner set on a slate hearth, TV point, night storage radiator, open plan to:

**KITCHEN AREA:** Inset stainless steel single drainer sink unit with cupboards below, wall and base units, worksurfaces, power points, plumbing for washing machine.

**LOBBY:** Built in airing cupboard housing hot water cylinder.

**BEDROOM:** 10' 0" x 8' 5" (3.05m x 2.57m) UPVC double glazed window overlooking communal gardens.

**BATHROOM:** White suite comprising panelled bath with chrome mixer tap and shower attachment, folding glass screen, pedestal wash hand basin, low level WC, Dimplex wall heater.

**OUTSIDE:** The apartment benefits from the use of the communal gardens to both front and rear, which are mainly lawned with well stocked flower borders which creates a good degree of privacy.

**GARAGE:** 23' 7" x 9' 9" (7.19m x 2.97m) To the rear of the property in a block with metal up and over door, power and light, access to a mezzanine area above.

**PARKING:** There is also residents communal parking area.

**DIRECTIONS:** Via "What3Words": //polka.troubled.lashed

**CHARGES:** Service charge: £1,320 pa to include ground rent and buildings insurance. Mains water supply is metered at £322 pa

**LEASE:** 999 years from 1993. Each apartment owner is now a shareholder of the freehold. One resident of a flat must become a director of the management company.

**SERVICES:** Mains electricity, private water and septic tank drainage.

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a tiled 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778