



Marshall's
ESTATE AGENTS



26a Market Jew Street, Penzance, Cornwall,
TR18 2HR







26A MARKET JEW STREET, PENZANCE, CORNWALL, TR18 2HR

£140,000 LEASEHOLD

*** TWO BEDROOMS * OPEN PLAN LOUNGE/KITCHEN * SHOWER ROOM ***

*** REAR SUN TERRACE * CONVENIENT LOCATION ***

*** IDEAL FIRST TIME BUY/INVESTMENT * EPC = C * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 47 SQUARE METRES ***

A nicely presented two bedroom first floor flat situated on the main street of Penzance, giving easy access to all its amenities. The accommodation comprises of two bedrooms, shower room, open plan lounge/kitchen with bay window to front, giving views over Market Jew Street. There is communal access to the rear of Bread Street, leading on to a sun terrace to the rear of the flat. The property is offered for sale with no onward chain and would make an ideal first time buy/investment purchase.

Communal gated access into:

SUN TERRACE: Double glazed door into:

COMMUNAL HALLWAY: Further door into:

APARTMENT HALL: Two radiators, doors to:

KITCHEN/LOUNGE: 19' 0" into bay x 12' 0" (5.79m x 3.66m) Bay window to front with views over Market Jew Street, radiator, TV point, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, electric cooker point, extractor fan, plumbing for washing machine.

BEDROOM ONE: 12' 0" x 8' 4" (3.66m x 2.54m) Double glazed window to rear, radiator.

BEDROOM TWO: 10' 0" x 7' 0" (3.05m x 2.13m) Wall mounted combination boiler supplying domestic hot water and central heating, radiator, double glazed window to rear.

SHOWER ROOM: Double glazed window to side, radiator, fully tiled mains shower cubicle, WC, pedestal wash hand basin, extractor fan.

OUTSIDE: Sun terrace to the rear of the apartment.

SERVICES: Mains water, electricity, gas and drainage.

LEASE: 999 years from the 29/08/2019

CHARGES: Ground rent: £50pa. Service charge: £380pa.

AGENTS NOTE: We understand from Openreach website that Copper Broadband is available to the property. We tested the mobile phone signal for O2 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



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