

34 Ocean Blue Apartments,
Jennings Street, Penzance,
Cornwall, TR18 2GZ



Marshall's

ESTATE AGENTS









34 OCEAN BLUE APARTMENTS, JENNINGS STREET, PENZANCE, CORNWALL, TR18 2GZ

GUIDE PRICE £550,000 LEASEHOLD

*** TWO DOUBLE BEDROOMS * EN SUITE * MAIN BATHROOM ***

*** ENGINEERED OAK FLOORING * WELL EQUIPPED KITCHEN ***

*** BIFOLD DOORS ONTO WRAP-AROUND BALCONY * CENTRAL LOCATION ***

*** CLOSE TO MOST AMENITIES * RESERVED PARKING ***

*** NO ONWARD CHAIN * EPC = C * COUNCIL TAX BAND = E ***

*** APPROXIMATELY 82 SQUARE METRES ***

Lovely panoramic sea views across Mounts Bay, Penzance Harbour towards St Michael's Mount and beyond are enjoyed from this beautifully presented two bedroom penthouse apartment, located in one of the most prestigious blocks in Penzance, just off the sea front 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 wrap-around balcony off the living room and bedrooms, which takes full advantage of the views. Externally, there is a reserved parking space and due to the popularity of this particular apartment block, we recommend an early appointment to view.

Intercom system into:

MAIN BUILDING HALLWAY: Stairs rising and lift access onto:

FOURTH FLOOR: Door into:

ENTRANCE HALL: Oak flooring with underfloor heating, video entry telecom system, two cupboards, one housing boiler and hot water tank, doors to:

OPEN PLAN KITCHEN/LIVING AREA: 19' 5" x 12' 2" (5.92m x 3.71m) Oak flooring with underfloor heating, bifold doors to two elevations onto balcony, enjoying the uninterrupted views across Penzance harbour and the bay, inset spotlights, TV and satellite point

KITCHEN AREA: 9' 1" x 6' 6" (2.77m x 1.98m) Tiled floor, range of base and wall units with worksurfaces over, one and a half bowl stainless steel sink unit, electric cooker, hob, extractor fan, microwave, integral fridge/freezer, washer/dryer and dishwasher.

BEDROOM ONE: 14' 3" x 13' 0" (4.34m x 3.96m) Bi-fold doors onto balcony overlooking Penzance town, wall lights, built in wardrobe, door to:

EN SUITE: Inset spotlights, extractor fan, fully tiled mains shower cubicle, wash hand basin, WC, shaver socket, light, illuminated mirror, heated towel rail.

BEDROOM TWO: 11' 8" x 10' 2" (3.56m x 3.10m) Bi-fold door into balcony/sun terrace, built in wardrobe.

MAIN BATHROOM: Fully tiled walls and floor, heated towel rail, wash hand basin, WC, bath with mains shower over, shaver point and light.

OUTSIDE: There is a large sun terrace/balcony, accessed from both bedrooms and lounge, giving spectacular views across Penzance Harbour. There is a reserved parking space and communal store.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///warriors.cookbooks.cuff](http://warriors.cookbooks.cuff)

LEASE: 999 years from 01/01/2012

CHARGES: Service charge: approximately £1,720.00 pa. Ground Rent: £150.00 pa.

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 block.

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
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01736 756627

Lettings
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