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**Manor Court,
Saracen Place, Penryn**

**£130,000
Leasehold**





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Property Introduction

This one bedroom studio flat is located on the ground floor in this striking Grade II listed building in the heart of Penryn.

The entrance door opens into the open plan lounge/kitchen/diner with the bedroom on a raised mezzanine with useful storage space, there is also a modern shower room and outside the right to park in the Manor Court private car park.

The property is located close to the town centre amenities yet is tucked away.

Location

The location of this property is perhaps one of its best features, tucked away from passing traffic, yet a hundred yards or so from the centre of town! Penryn is an historic market town located at the head of the Penryn River with a varied selection of niche retail shops as well as a convenience store, Post Office, cafes and public houses. The train station provides a regular service to the cathedral city of Truro where there is a main line rail link to London Paddington.

The expanding Tremough University is situated on the edge of town, whilst Penryn College is easily accessible via the numerous bus routes serving the town. The harbour town of Falmouth is about two miles distant with a wider range of specialist shops and high street stores as well as high quality restaurants and bars. There are a number of beaches whilst the sailing waters of the Carrick Roads are regarded as amongst the best in the country. Additional visitor attractions such as the National Maritime Museum and Pendennis Castle provide an alternative source of enjoyment.

ACCOMMODATION COMPRISES

Accessed from the side of the building, a part glazed stable entrance door with glazed side panels to each side and over the door opens to:-

OPEN PLAN LOUNGE/KITCHEN/DINER

LOUNGE AREA 13' 4" x 9' 4" (4.06m x 2.84m) maximum measurements, irregular shape

This room is light and bright with a high ceiling. Display shelving, opening to the kitchen, door to bathroom, storage space below mezzanine and stairs leading up to the mezzanine.

KITCHEN 10' 1" x 4' 2" (3.07m x 1.27m)

Range of wall and floor mounted cupboards incorporating a sink and drainer with tiled splashback. Spaces for cooker, washing machine and fridge.

MEZZANINE BEDROOM 9' 3" x 4' 10" (2.82m x 1.47m) maximum measurements, irregular shape

Space for double bed. Display shelving. Curtains for privacy. Hooks for clothing.

SHOWER ROOM

Low level WC, pedestal wash hand basin with mirror over and shower cubicle housing an electric shower with tiled surround. Tongue and groove to half height. Heated towel rail and extractor fan.

OUTSIDE FRONT

The owner of the apartment has the right to park in the Manor Court private car park. Outside tap and communal bin store.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

SERVICES

Mains water, mains drainage and mains electricity.

LEASEHOLD INFORMATION

Remainder of 999 year lease commencing 1991. There are no set service or maintenance charges. Any repairs and maintenance are divided between the four flats that are part of the Manor Court management company. Number four contributes 15% towards any repairs or maintenance as and when required (Flats 3 and 4 contribute 15% each and flats 1 and 2 contribute 35% each). Building insurance is paid annually between the four flats (previously the total for the building has been between £650 and £750) with the percentage to pay as above.

DIRECTIONS

Heading towards Falmouth at the traffic lights just before the bridge on Commercial Road, continue up through the town centre, turn left just before a Methodist Church, then left again into a car park. You will see an opening then into a lower parking area and Manor Court is on left hand side. If using What3 words;- unearthly.pickles.targeted

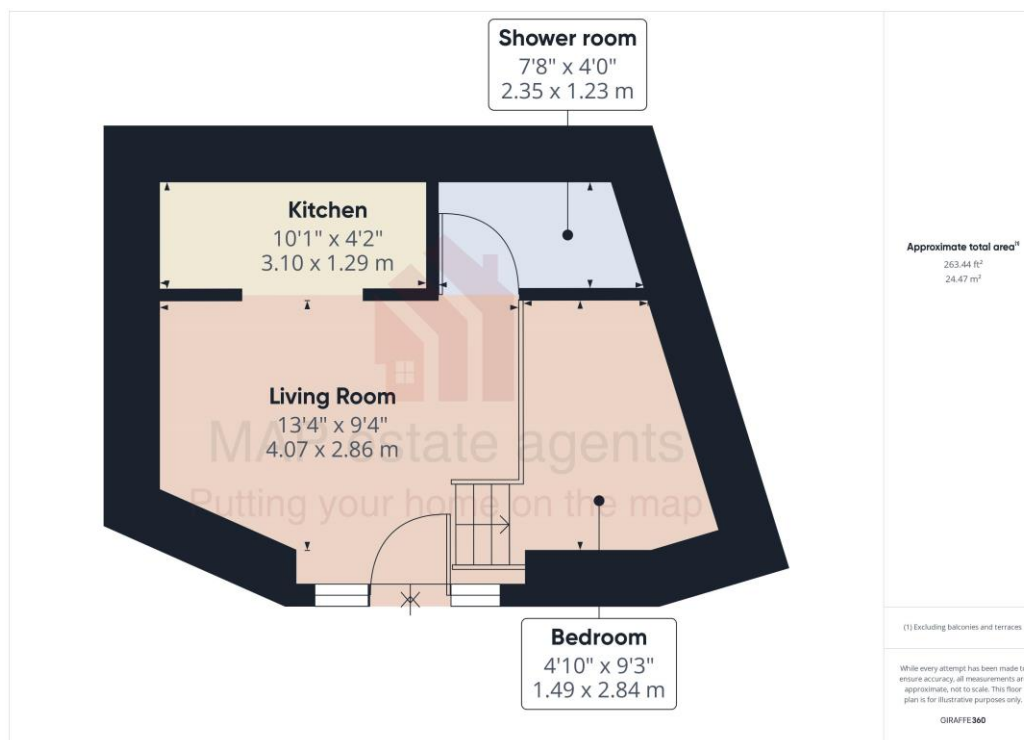


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Grade II Listed building, tucked away off main street
- Ground floor studio flat
- One bedroom on mezzanine with storage below
- Open lounge/kitchen
- Modern shower room
- Previously a successful let
- Scope to improve
- One parking space
- Remainder of 999 year lease
- Close proximity to town centre amenities



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