



**MAP estate agents**  
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**Mount Pleasant,  
Penzance**

**£180,000  
Leasehold**







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## **Property Introduction**

Offered to the market with no forward chain, this spacious two bedroom apartment boasts double glazed windows and gas central heating.

Internally there are two double bedrooms, shower room, generous lounge and kitchen.

We feel the apartment makes a great first time home or retirement flat.

## **Location**

The property is located within a level walk to the town centre and the wonderful promenade that takes in the sea views over Mount's Bay. There is a regular bus service to Penzance and Newlyn nearby and the thriving town of Penzance has a wonderful range of shops to explore and a good variety of restaurants, galleries and antique shops.

The tropical Morrab Gardens are close by as is Penlee Park which hosts the Penlee Gallery and Museum. There is a Junior School within half a mile of the property and Humphry Davy Secondary School is approximately one mile away.

### **ACCOMMODATION COMPRISES**

Double glazed front door to:-

#### **ENTRANCE HALL**

Radiator. Doors to:-

#### **LIVING ROOM 16' 0" x 11' 10" (4.87m x 3.60m)**

Double glazed window to front. Radiator.

#### **KITCHEN 12' 0" x 9' 0" (3.65m x 2.74m)**

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Space for cooker.

Space and plumbing for washing machine. Stainless steel single drainer sink unit. Radiator. Double glazed window to rear.

### BEDROOM ONE 12' 1" x 8' 9" (3.68m x 2.66m)

Double glazed window to rear. Cupboard housing 'Vaillant' combination boiler. Radiator.

### BEDROOM TWO 10' 7" x 8' 11" (3.22m x 2.72m)

Double glazed window to front. Radiator.

### SHOWER ROOM

Independent shower enclosure with glazed screen housing electric shower unit. Close coupled w.c. and pedestal wash handbasin. Radiator. Obscure double glazed window to rear. Complementary wall tiling.

### OUTSIDE

To the rear of the apartment there is a small garden area allocated to the property.

### SERVICES

Mains water, electricity, drainage and gas.

### LEASEHOLD INFORMATION

The apartment will be sold with a new 999 year lease. The service charge, which is reviewed annually, is currently £9.32 pcm. The buildings insurance is currently £12.60 pcm.

### AGENT'S NOTE

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

### DIRECTIONS

Heading west from Penzance on the A30, upon reaching Mount Misery roundabout, take the first exit towards Alverton. Take the next right hand turning on to The Ropewalk and then the second left on to Mount Pleasant. The property will then be seen halfway up the road on the left hand side. If using What3words:- landed.pampering.farmland



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Ground floor apartment
- Two bedrooms
- Generous living room
- Shower room
- Double glazing and gas central heating
- Shower room
- Offered for sale with no chain
- Popular residential area



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