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**Prospect Place,  
Penzance**

**£140,000  
Leasehold**





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**Leasehold**

### Property Introduction

Offered to the market with no onward chain is this two bedroom ground floor flat situated within close proximity of Penzance town centre.

The accommodation comprises of a living room, kitchen, two bedrooms and a shower room.

The apartment is double glazed and warmed via gas central heating.

We feel that the property makes it ideal for first-time buyers or an investment purchase.

### Location

The bustling market town of Penzance offers a wide range of amenities including restaurants, local and specialist shops, character public houses together with primary and secondary schooling.

Good commuter links are provided by the bus and mainline Railway Station.

### ACCOMMODATION COMPRISES

Front door to:-

#### ENTRANCE HALL

Built-in storage cupboard, laminate flooring and smoke alarm. Doors off to:-

#### KITCHEN 9' 2" x 7' 1" (2.79m x 2.16m) maximum measurements

Double glazed window to the rear. Fitted with a matching range of wall and base cupboards having adjoining roll top edge working surfaces over and incorporating a built-in eye-level cooker and hob. Space and plumbing for washing machine, stainless steel single drainer sink unit with mixer tap over, space for fridge/freezer, complementary tiling to wall and wall mounted combination boiler.

### **LIVING ROOM 12' 2" x 11' 10" (3.71m x 3.60m) maximum measurements**

Double glazed window to the front. Built-in cupboard, laminate flooring and Television point. Radiator. Door to:-

### **BEDROOM TWO 11' 11" x 8' 11" (3.63m x 2.72m)**

Double glazed window to the front. Laminate flooring and radiator.

### **SHOWER ROOM**

Obscure double glazed window to the rear. Shower enclosure with glazed screen housing mains fed shower, close coupled WC, wash hand basin inset to vanity unit with cupboards below and complimentary wall tiling. Ladder radiator.

### **BEDROOM ONE 12' 6" x 9' 10" (3.81m x 2.99m)**

Double glazed window to the rear. Laminate flooring and radiator.

### **SERVICES**

Mains water, electricity, drainage and gas.

### **AGENT'S NOTE ONE**

The Council Tax Band for this property is Band 'A'. The property is being sold with the remainder of a 95-year lease which commenced in October 1995. The current ground rent is £10.00 per annum. The current service charge is £60.93 per calendar month.

### **AGENT'S NOTE TWO**

The property has previously been successfully rented, the last rental income received was at £775.00 pcm.

### **OUTSIDE**

There is a small lockable shed/outbuilding in a block which is useful for surfboards/bikes/golf clubs or similar. There is also free permit residents parking to the front.

### **DIRECTIONS**

From Penzance town, proceed to the top of Causewayhead. Cross over the road and continue up St Clare Street with the car park on your right-hand side. Just past the car park is a zebra crossing. Just past the zebra crossing, turn right and Prospect Place will be identified on the right-hand side. If using What3words: dumplings.submit.soup

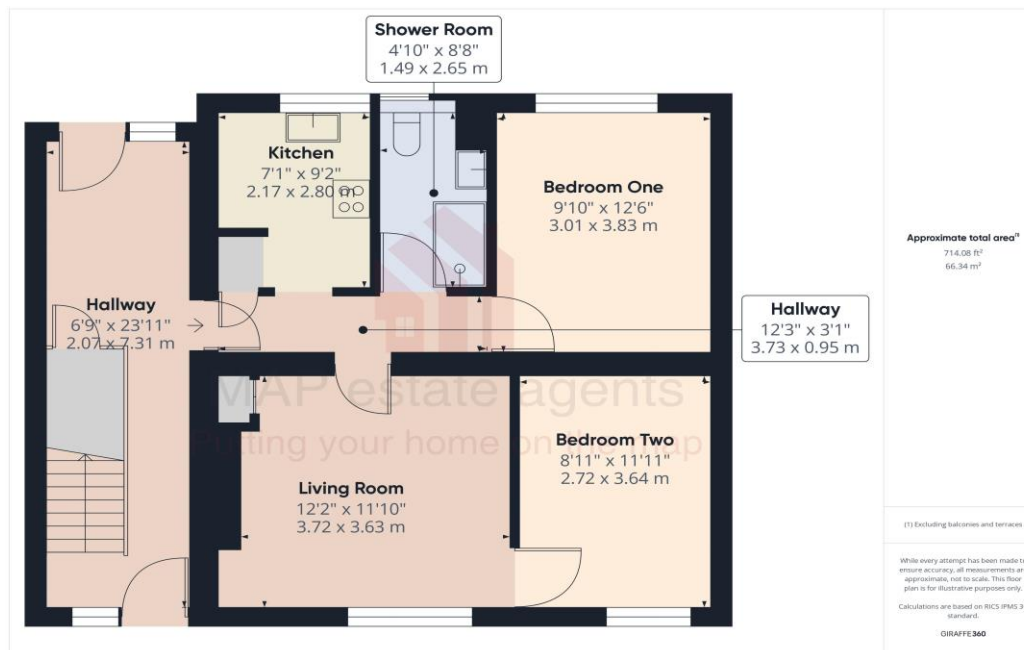


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Ground floor flat offered for sale chain-free
- Gas central heating
- Close to amenities
- Double glazing
- Leasehold
- Two double bedrooms
- Useful lockable shed/outbuilding
- Free permit residents parking to the front



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