



Cape Cornwall Street, St. Just, Penzance, TR19 7JZ

£190,000



ANDREW
EXELBY
ESTATE AGENTS

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One bedroom flat, plus garden and garage with planning granted for conversion in to 1 bed dwelling.

Potential to purchase a ground floor flat in St Just town centre with outside space that leads to a garage with planning permission to be demolished and replaced with a one bedroom dwelling.

FLAT:

Positioned just a short walk from the town centre, this one-bedroom ground-floor flat is blessed with a sunny back garden area and a light, bright open-plan living space.

Accessed via its own front door and entrance porch, the flat has a large, bright open-plan living area. At the front is a sitting room space with a large, double glazed window, while at the rear you will find a good size kitchen area, with space for a dining table in between.

The kitchen currently offers a single length of worktop and range of base and wall units including a built-in electric oven and hob and integrated appliances including a dishwasher. There is plumbing and drainage on the opposite side of the kitchen for a washing machine with more storage overhead.

The double bedroom is a good size, and has a built-in storage cupboard that also houses the boiler and hot water tank. As with much of the kitchen, the bedroom floor is incomplete and offers the buyer the opportunity to add the finish they desire in both rooms.





DESCRIPTION

At the rear of the kitchen is a double glazed door leading out to your own sunny courtyard garden - an unusual and sought after feature of any flat or apartment in the town centre. Ideally suited to first time buyers, this flat is a fantastic opportunity to live in the heart of St Just in a characterful, but practical home.

The property has mains water and drainage, power is provided on a key meter currently and there is an electric boiler installed. We are advised that the property is sold on a leasehold basis, and as part of the sale, this property's register title and plan will need updating with Land Registry. Please ask if you have any questions.

GARAGE:

This granite-built garage with double timber doors is now available to purchase with planning permission granted for demolition and replacement with a one bedroom dwelling.



Representing an excellent opportunity for someone to build their own home in St Just, this project offers more than most, with the plans showing a bedroom, study, upstairs shower room and open plan living room and kitchen with downstairs WC. To top it off, there is space for outside space at the rear.







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