

- CHAIN FREE/NO ONWARD CHAIN
- A SECOND FLOOR ONE BEDROOM FLAT
- LOVELY VIEWS TO MOUNTS BAY AND BEYOND
- UPVC DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT
- EXTERNAL BALCONY
- CLOSE TO LOCAL AMENITIES
- EPC RATING - G / COUNCIL TAX BAND - A

## Description

**\*\*\* CHAIN FREE \*\*\*** - A well presented second floor flat that enjoys lovely views towards St Michaels Mount and across Mounts Bay to the fishing village of Newlyn. The property benefits from uPVC double glazing along with an external balcony that enjoys these fabulous views.

The accommodation briefly comprises a light and airy living room with access to the balcony, double bedroom, kitchen and shower room.

## Location

Situated opposite Penzance's famous promenade within a level walk of the landmark art deco Jubilee lido swimming pool and just yards from the beach and sea. The town itself is easily accessible and offers an extensive range of leisure, educational and commercial facilities as well as a mix of cafes, restaurants, bars and galleries. On the other side of the picturesque harbour is the mainline railway station providing a direct link to London Paddington.

## Ground Floor

**Communal door to...** -

**HALLWAY** - Stairs rise to the second floor. Door gives access to an external walkway. uPVC double glazed door with fanlight window to...

## Second Floor

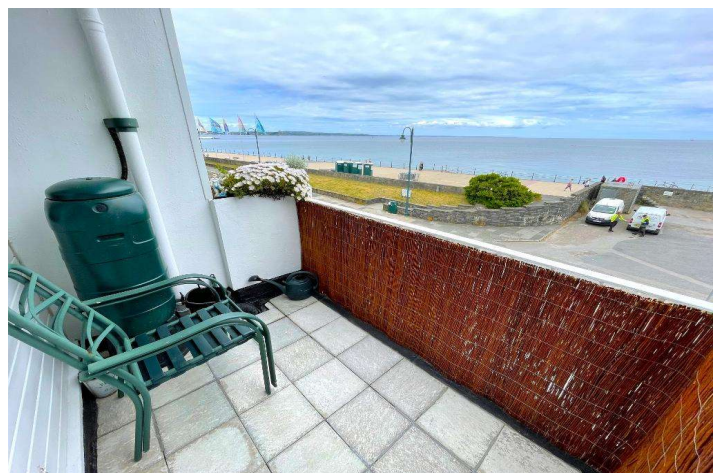
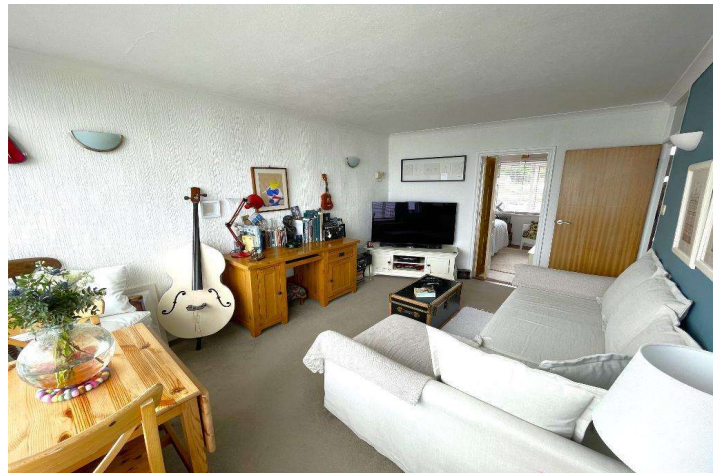
**ENTRANCE HALLWAY** - Double storage cupboard. Single cupboard housing the hot water heater. Doors to...

**SHOWER ROOM** - 7' 0" x 4' 6" (2.15m x 1.39m) uPVC obscure glazed window to rear. Corner shower cubicle with electric shower over and tiled surrounds. Close coupled WC with hidden cistern. Vanity mounted wash hand basin.

**KITCHEN** - 10' 0" x 7' 5" (3.07m x 2.27m) (maximum measurements) uPVC double glazed window to front with lovely views over Mounts Bay to Lizard Point. Worksurface areas with inset stainless steel sink and drainer. Inset electric halogen hob with extractor over. Cupboards and drawers below with spaces for washing machine and fridge/freezer. Upright cupboard unit housing the electric oven, Tiled surrounds with cupboards above.

**LIVING ROOM** - 15' 2" x 10' 5" (4.64m x 3.19m) uPVC double glazed window to front again enjoying stunning views to Mounts Bay, St Michaels Mount and across to the fishing village of Newlyn. uPVC double glazed door to balcony. Door to...

**BEDROOM** - 9' 2" x 8' 5" (2.81m x 2.59m) uPVC double



glazed window to rear. Built in wardrobe with sliding door to the front.

## Exterior

**BALCONY - 7' 7" x 5' 2" (2.33m x 1.58m)** A pleasant seating area enjoying the aforementioned views and perfect for that evening gin and tonic!

**DIRECTIONS** - From the Penzance office proceed to the top of Causewayhead. Turn left and continue down Clarence Street. At the offset crossroads continue straight over onto Morrab Road. At the next junction turn right onto the promenade road and continue along for 300 yards. The building will be seen to your eventual right adjacent Lidl supermarket. If using the what3words application - banks.confronts.formal

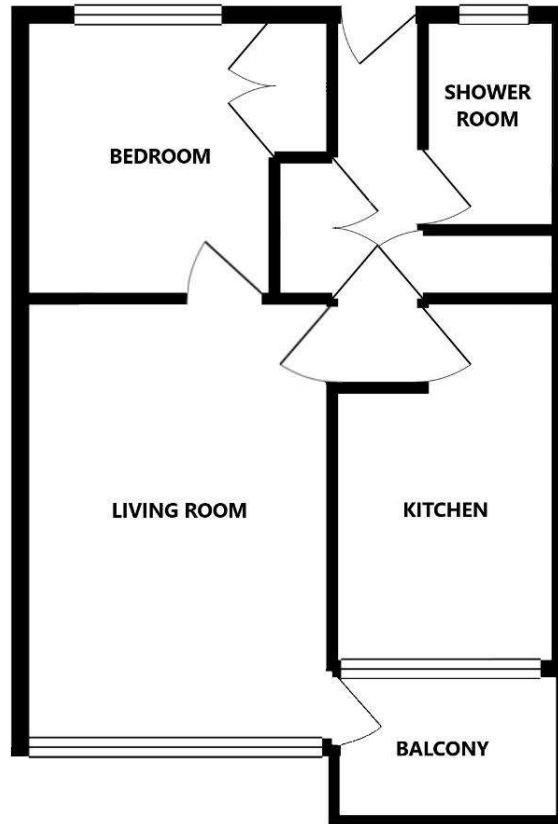
**AGENTS NOTES** - Property Type & Construction: System built, as built, no insulation (assumed) | Electric: Mains | Water: Mains | Drainage: Mains | Heating: None (previously underfloor) | Broadband: ADSL, FTTP | Mobile Coverage: Networks likely available are O2, Vodafone and EE and Three being limited | Parking: On Street | Restrictions/Covenants: None | Rights of Way/Easements: None | Flood Risk: Yes - Zones 2, 3 and 3b | Coastal Erosion Risk: No | Planning Permission: None | Accessibility/Adaptations: None | Coalfield/Mining Area: Historic tin mining area | AONB/Conservation Area/Listed: No | Local Authority: Cornwall County Council | Property orientation from front: Southerly | Viewings - By appointment via Andrew Exelby Estate Agents - 01736 697414

### RENTAL POTENTIAL:

To discuss the long-term, residential rental potential of this property, or any other, please contact Whitlocks in Penzance who will be able to guide you through the process. Their telephone number is 01736 369296.

### DISCLAIMER:

These sales particulars should act as a general guide. We have not carried out a detailed survey, nor tested services, appliances, and/or specific fittings. Some data above is dependent upon third party suppliers and responses were correct at the time of listing. Measurements and floorplans are a guide and should not be relied upon for carpets, furnishings, etc. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metrapix ©2021

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         | 36   F    |
| 1-20                     | G             | 12   G  |           |