



BROAD STREET, PENRYN
GUIDE PRICE £235,000





FULL DESCRIPTION A three bedroom maisonette in Penryn town.

This property consists of a large open plan sitting room/dining room/kitchen, three bedrooms, one with an en-suite, and a bathroom. This property makes a great first home or investment and is offered with NO CHAIN.

Located in the heart of Penryn town, making the property close to local shops, and the university campus, this is the perfect location if you are looking for town centre living, while still being tucked away and 5 minutes away from the water! There are also excellent transport links close by including a bus stop and a train station, meaning it's quick and easy to get into Falmouth or Truro etc.

Currently rented out as a student property with a 6.9% yield but has flexibility to be a



residential property. The property can either be sold subject to the student let or with vacant possession following the expiry of the tenancy in August 2024.

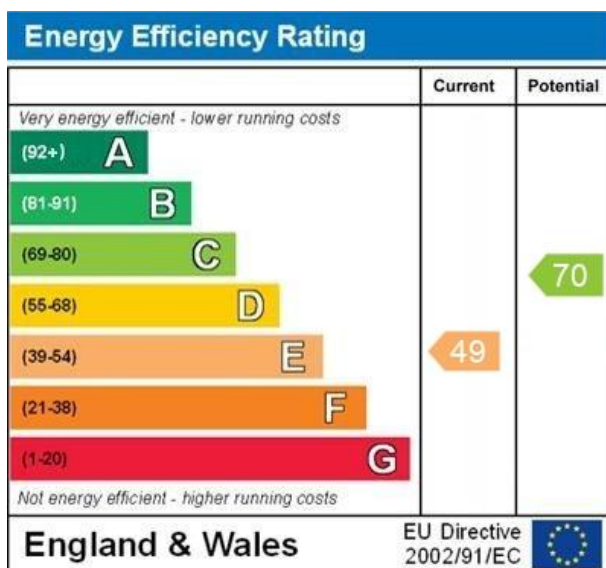
OTHER INFORMATION There are 3 flats in the building all retaining a share of the freehold. The lease is valid until 2180 making it 156 years.

The freehold is owned by a company, and the flat owners are all shareholders and directors of that company.

There is monthly service charge of £85 pcm.

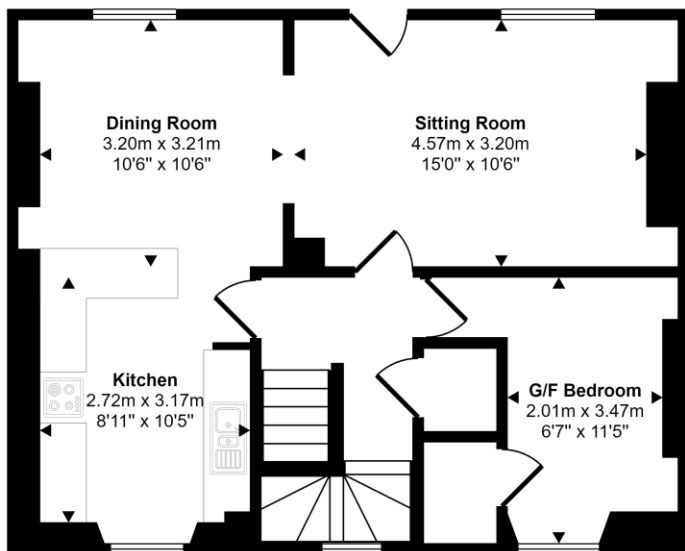
OTHER INFORMATION Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

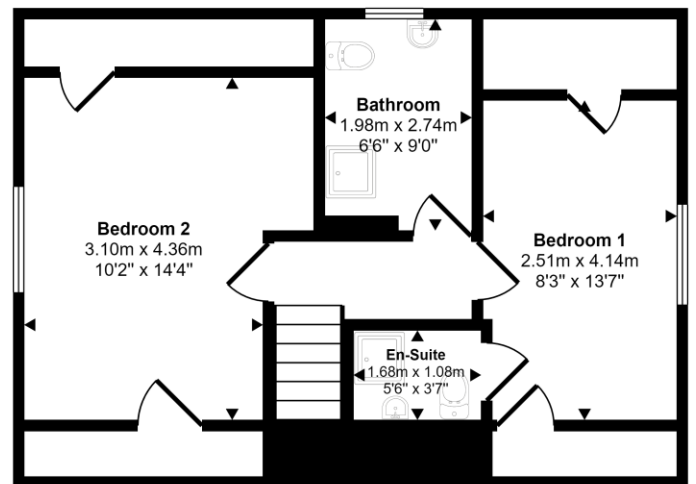




Approx Gross Internal Area
109 sq m / 1173 sq ft



First Floor
Approx 59 sq m / 632 sq ft



Second Floor
Approx 50 sq m / 540 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.