



CALVER CLOSE, PENRYN

£170,000





FULL DESCRIPTION

A beautifully presented ground floor apartment perfect for investors or first time buyers. This property consists of a large living room, a fitted kitchen, 1 bedroom & a bathroom along with allocated parking. This property is offered with NO CHAIN.

Located in the heart of Penryn, there are plenty of amenities on your doorstep such as the university & college, shops and eateries. There are also excellent transport links very close by including a bus stops and a train station.

OTHER INFORMATION

Lease Length - 84 years remaining from a 100 year lease.

Service Charge - £322.09 per quarter - £1288.36 for the year.

Amenity Service Charge - £150.00 for the year.

Ground rent - £200 annually.

Buildings insurance - £351.30 paid annually.

Council Tax band - A

EPC - C

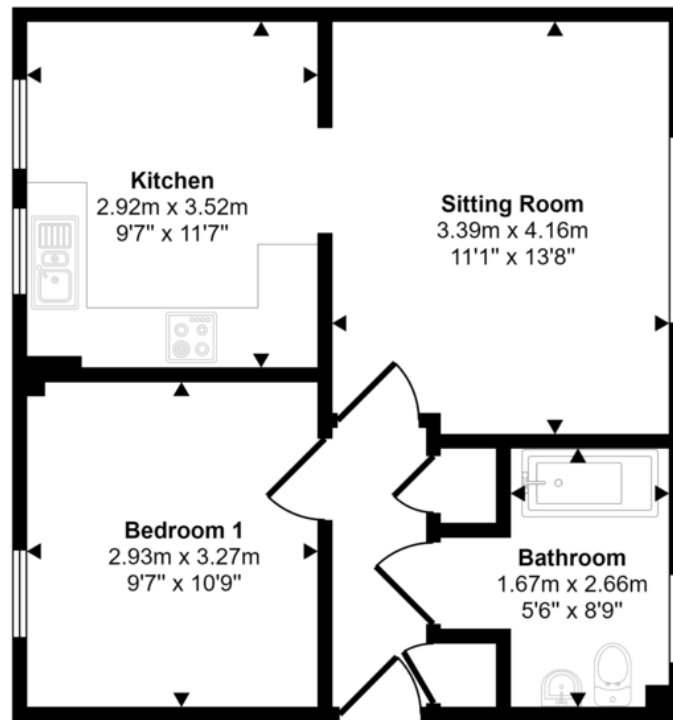


OTHER INFORMATION

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.

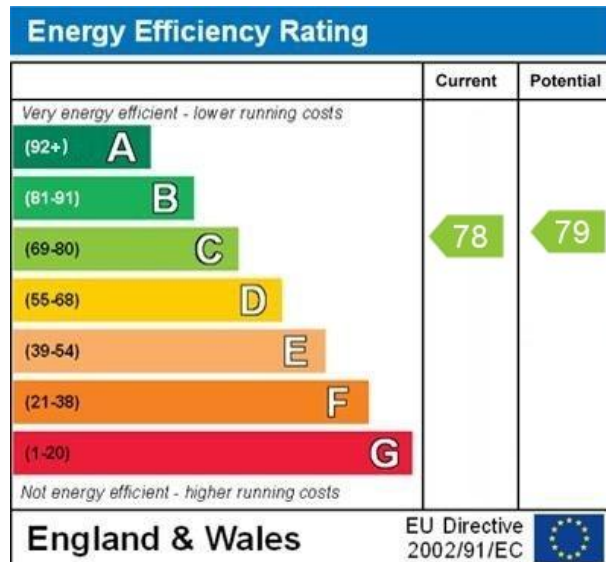


Approx Gross Internal Area
45 sq m / 487 sq ft



Floorplan

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.



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