



Armistice Gardens
Penzance
TR18 2FX

£240,000

- SUPERB 1 BED FIRST FLOOR APARTMENT
- ACCESSED VIA LIFT OR STAIRS
- CONTEMPORARY ACCOMMODATION PRESENTED TO A HIGH STANDARD
- ALLOCATED PARKING
- BALCONY
- GAS CENTRAL HEATING
- NO ONWARD CHAIN.



 **Millerson**
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 581.25 sq ft



ENTRANCE HALL

Built in cupboard, access to all rooms.

OPEN PLAN LOUNGE KITCHEN

21'7 x 15'4 (6.58m x 4.67m)

LOUNGE AREA: Large double glazed window to the rear, two radiators, built in cupboard. KITCHEN: Sink unit with adjoining work surfaces incorporating a 4 ring gas hob with oven below and extractor over, extensive range of base and eye level units with integrated appliances.

DOUBLE BEDROOM

13'5 x 10'7 (4.09m x 3.23m)

Double doors to the rear enjoying open views and leading to the enclosed balcony. Built in wardrobes, radiator.

BATHROOM

7'5 x 5'3 (2.26m x 1.60m)

A modern, tiled suite featuring a panelled bath with shower over, low level w.c, pedestal wash hand basin.

OUTSIDE

Along with the private balcony there is access to the landscaped communal gardens.

PARKING

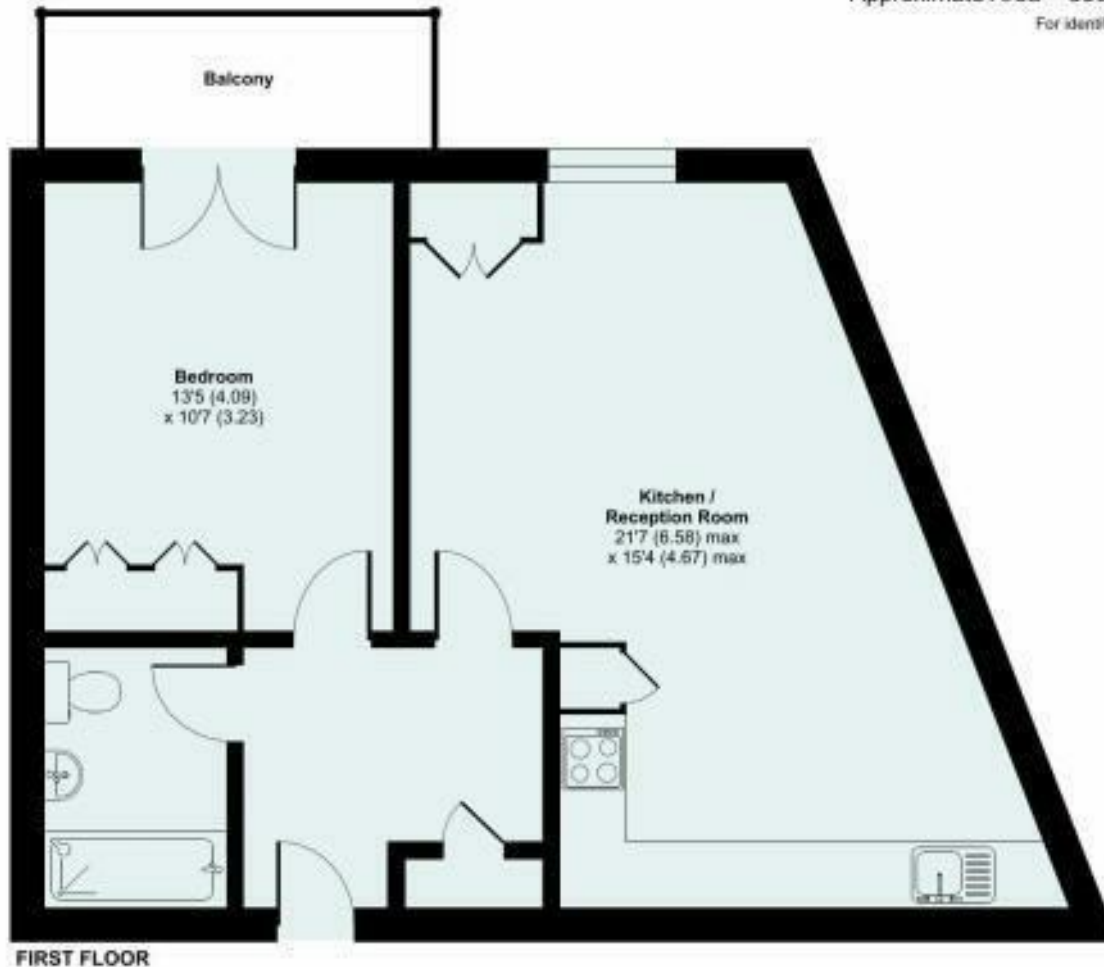
One allocated space to the front of the building.



Armistice Gardens, Centenary Way, Penzance, TR18

Approximate Area = 580 sq ft / 53.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2023. Produced by Bradleys. REF: 1066141



Directions To Property

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Valuation Request



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 84 | 84 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

