



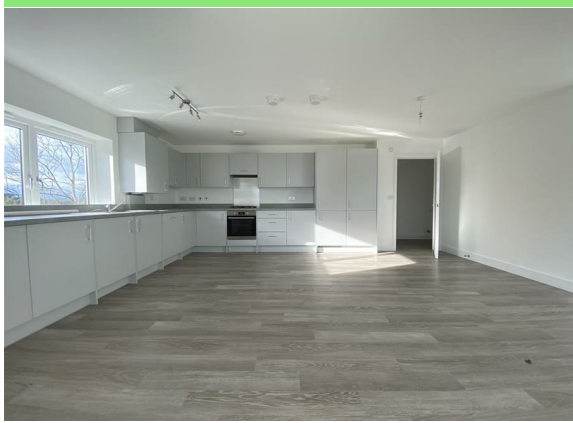
# Armistice Gardens

Penzance

TR18 2FX

Asking Price £350,000

- STUNNING PENTHOUSE APARTMENT
  - SPACIOUS ACCOMMODATION CIRCA 1380 SQUARE FEET
- MASTER BEDROOM EN-SUITE
  - 3/4 BEDROOMS
  - FRONT AND REAR BALCONIES
- ACCESS VIA STAIRS AND LIFT
  - GAS CENTRAL HEATING
  - 2 ALLOCATED PARKING SPACES



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Tenure - Leasehold

Council Tax Band - D

Floor Area - 1387.00 sq ft



#### ENTRANCE HALL

A large hall with access to all rooms.

#### LOUNGE

22'5 x 17'4 (6.83m x 5.28m)

Radiator, double doors to the rear leading to the balcony.

#### KITCHEN DINING ROOM

25'9 x 23'3 (7.85m x 7.09m)

A large room comprising 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. Radiator, double doors to the rear leading to the balcony.

#### FAMILY BATHROOM

8'2 x 6'0 (2.49m x 1.83m)

A modern suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, complementary wall tiling.

#### MASTER BEDROOM EN-SUITE

16'1 x 14'6 (4.90m x 4.42m)

Radiator, double doors to the front leading to the balcony. En-suite: Shower cubicle, wash hand basin. low level w.c.

#### BEDROOM 2

11'9 x 10'6 (3.58m x 3.20m)

Radiator, double glazed doors to the front leading to the balcony.

#### BEDROOM 3

11'9 x 9'3 (3.58m x 2.82m)

Double doors to the balcony, radiator.

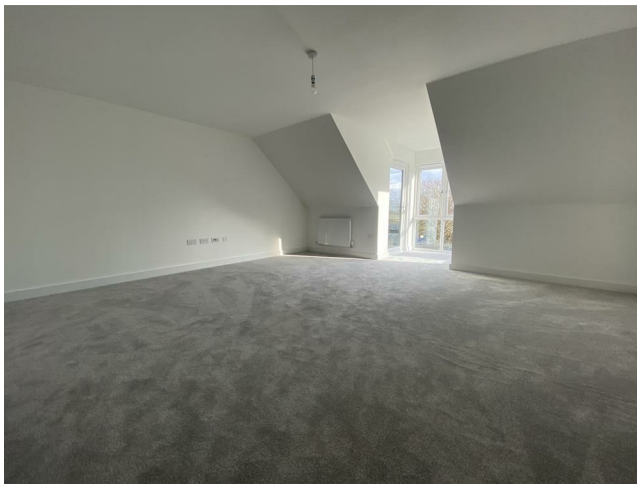
#### OUTSIDE

Along with the spacious balcony to both sides there is access to the landscaped communal gardens.

#### PARKING

There are 2 allocated parking spaces.





# Centenary Way, Penzance, TR18

Approximate Area = 1262 sq ft / 117.2 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Total = 1387 sq ft / 128.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) ©nichcom 2023. Produced for Bradleys. RSF: 1044143



## Directions To Property

## Contact Us

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

