

Flat 1, Manor Court, Saracen Place
Penryn, TR10 8LW



MATHER
PARTNERSHIP



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Welcome to Flat 1 Manor Court. This top floor two-bedroom apartment is a gem in the heart of Penryn, a charming town with a lot to offer. As you step into this Grade 2 listed building, you are greeted by a beautifully presented interior that exudes warmth and character. The property boasts a spacious open plan lounge dining room, perfect for entertaining guests or simply relaxing after a long day. The kitchen is well appointed and flows wonderfully into the lounge dining room. With two cosy bedrooms, there is plenty of space for those who enjoy having a guest room or a home office. The bathroom is a well-appointed modern white suite and provides all the necessary comforts. One of the highlights of this apartment are the views over the town and the surrounding countryside. This property comes with parking space for one vehicle, on a first come first serve basis.

Situated in a central position in Penryn, you are just a stone's throw away from local amenities, shops, and eateries. Whether you fancy a leisurely stroll in the town or a quick drive to the countryside, this location offers the best of both worlds. Don't miss out on the opportunity to own this delightful flat in Penryn. Book a viewing today and experience the charm and comfort this property has to offer.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE - £210,000

Location

Steeped in history, Penryn is a charming town. Quieter than its famous neighbour, Falmouth, there are a labyrinth of 'Oldie Worldie' cobbled streets to explore, beautiful scenery and a thriving arts community. One of the oldest market towns in Cornwall, the picturesque port of Penryn boasts a fascinating timeline of architecture with buildings dating back to Tudor, Jacobean and Georgian periods. Located at the head of the Penryn River, this charismatic Cornish town has a proud history as a medieval port, trading fish, tin, copper and granite. Penryn is also home to the Tremough Campus - this campus is used by both the University of Exeter in Cornwall and University College Falmouth. Modern Penryn is a superb place to live benefiting from a station as well as a fabulous selection of cafes and independent retailers and small businesses as well as having plenty of schooling options and major supermarkets nearby. Just under three miles from Penryn lies Falmouth, an extremely well regarded town offering a wide range of leisure and lifestyle opportunities and the iconic Falmouth school of Arts. There are a selection of beautiful beaches perfectly suited to water sports and a great social scene with a plethora of cafes and restaurants to choose from.

Accommodation

Open plan lounge dining room
Kitchen
Bedroom 1
Bedroom 2
Bathroom
Balcony

Outside

Balcony area to the top of the spiral staircase.

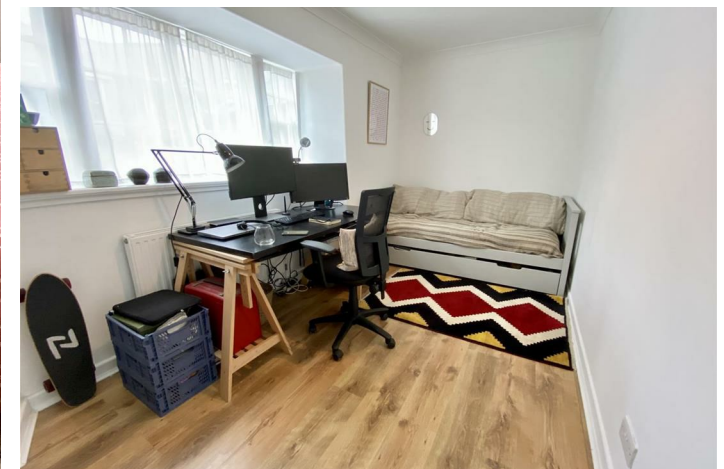
Parking

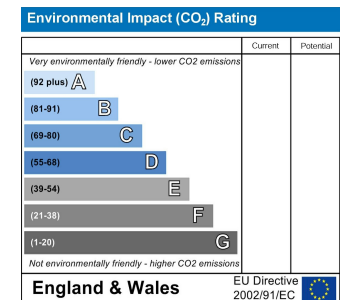
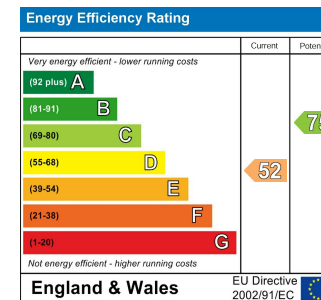
Space in a communal car park, on a first come first serve basis.

Services

Mains water, electricity, drainage and gas.

Council Tax - Band A





Agents Note

The property benefits from the remainder of a 999 year lease from 1991. There is no maintenance charge in place. The owners form part of the management company, which is a Ltd Company and co-ordinate for any repairs etc as and when necessary. The lease does not allow pets.

Anti-Money Laundering Regulations

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

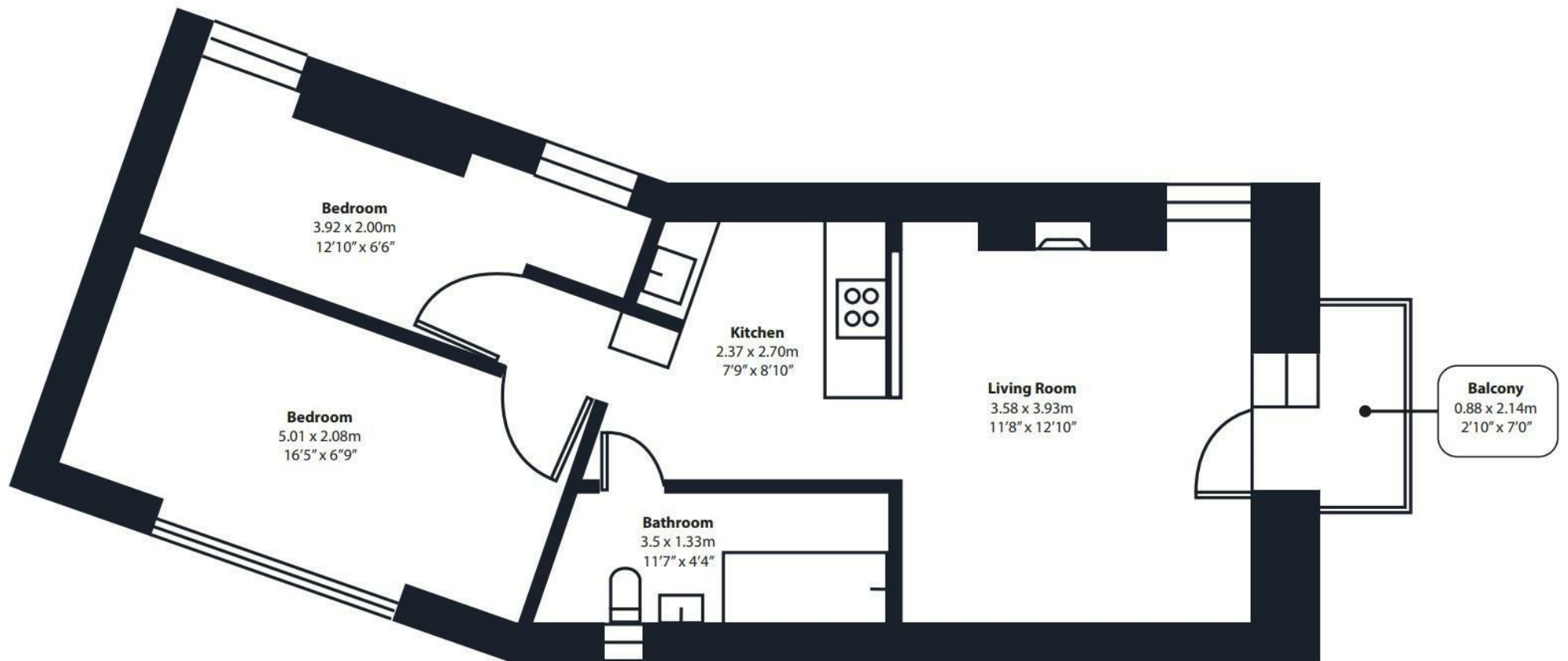
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Approximate total area
 533.50 ft²
 49.56 m²

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

