



Total area: approx. 56.4 sq. metres (607.3 sq. feet)



Penzance

£199,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Garden Flat 30 Pendarves Road  
Penzance  
TR18 2AJ

£199,000

## KEY FEATURES

- Ground Floor Apartment
- Beautiful established garden
- Off Road Parking
- Spacious Accommodation
- 999 Year Lease (commenced 1991)
- EPC - D 62 74
- Gas Central Heating
- Cornwall Council Tax Band A

## DIRECTIONS

From Penzance proceed to the top of Causewayhead. Turn right onto Taroveor Road and left onto Tolver Road. After passing the Church on the left take the next turn on left into Pendarves Road. Number 30 is located 3/4 of the way up on the right hand side of the road. The Garden Flat entrance is to the rear of the building.



*Welcome to this charming flat located on Pendarves Road in the picturesque town of Penzance. Situated on the ground floor of a Victorian townhouse, this property boasts its own entrance, providing a sense of privacy and exclusivity.*

*With a total of 607 sq ft of living space, this flat offers a comfortable layout that includes two bedrooms, a large lounge, a kitchen, and a bathroom. One of the highlights of this property is the well-maintained garden, exclusively for the flat. Additionally, having parking space for one vehicle is a great convenience in this bustling town. The Victorian charm of the townhouse adds character to the property, making it a unique find in the area.*

*Tenure: 999 year lease which commenced in July 1991 \*\*\* Services: Mains gas, electric, water and drainage \*\*\* Heating: Gas central heating \*\*\* NOTES: The property's freehold belongs to The Duchy Of Cornwall. There is no management company set up and therefore no service charge nor ground rent. We would recommend financial advice be taken if a mortgage is required to purchase.*

