7, 17, 25, 27, Pendarves Flats St. Clare Street, Penzance,

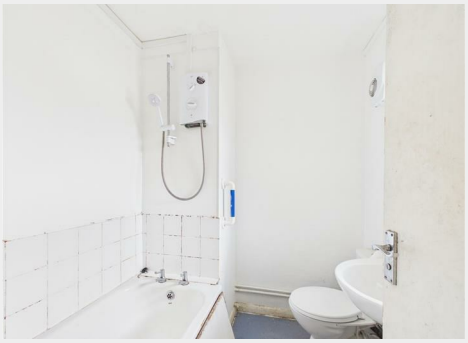
Auction Guide Price +++ £100,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- LEASEHOLD PORTFOLIO
- 4 x VACANT STUDIO FLATS
- SCOPE FOR £28K + INCOME PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Leasehold INVESTMENT OPPORTUNITY comprising 4 x STUDIO FLATS just moments from WC HOSPITAL | Ex Rental for COSMETIC UPDATING | Scope for £28k + pa INCOME

7, 17, 25, 27, Pendarves Flats St. Clare Street, Penzance, Cornwall, TR18 2PL

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7, 17, 25, 27, Pendarves Flats, St. Clare Street, Penzance, Cornwall TR18 2PL

Lot Number TBC

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

GUIDE PRICE RANGE

The vendors have issued a guide price range of £100,000 - £125,000 for this lot.

THE PROPERTIES

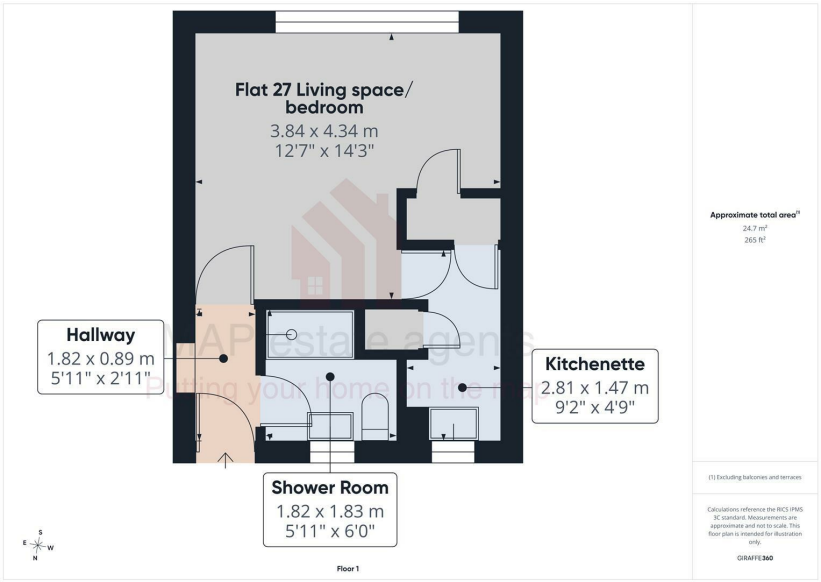
A Leasehold portfolio comprising 4 self contained studio flats in this purpose built block just moments from West Cornwall Hospital.
3 x Ground floor and 1 x Second floor.
Each flat consists of open plan living/bedroom space, a separate kitchen and a bathroom / shower room.
All flats sold with vacant possession

Tenure - Leasehold
Council Tax - A | A | A | A
EPC - D | C | D | D
Management Fees - Service charge £487.14 pa | Buildings insurance £73.28 pa (per flat)
Lease length - New 999 year Leases
S157 - None

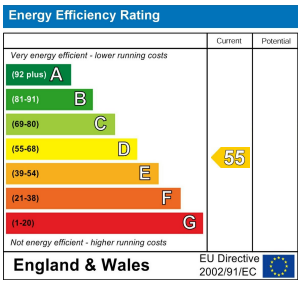
FLOORPLANS | MEASUREMENTS

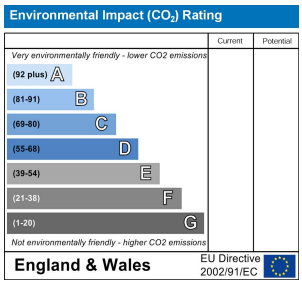
Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

Floor plan



EPC Chart





hollis morgan

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