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**Jack Stephens Estate,
Penzance**

**Guide Price £90,000
Leasehold**





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Property Introduction

Offered for sale with no onward chain, this ground floor flat is situated within walking distance of Penzance town and local amenities.

The accommodation comprises of a light and airy open-plan lounge/kitchen, double bedroom and shower room.

To the outside, there is a paved courtyard garden to the front of the property and there is also a resident's parking area. To the rear, there is a communal garden with shared clothes lines.

We feel this makes a fabulous purchase for first-time buyers or retired persons.

Location

Penzance is a vibrant town and the largest in West Cornwall and is a popular tourist resort with its lovely promenade and fantastic sea views into Mount's Bay. Along with many independent shops, Penzance has a mainline Railway Station with direct links to other parts of Cornwall and as well as London Paddington and the north of England along with a bus station. There are lovely rural walks to be enjoyed nearby and the beaches of Longrock and Marazion are less than two miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed panel door with side panel opening to:-

OPEN-PLAN LOUNGE/KITCHEN 19' 4" x 12' 4" (5.89m x 3.76m) maximum measurements

LOUNGE AREA

Laminate flooring and two radiators. Door to inner hall. Access to:-

KITCHEN AREA

uPVC double glazed window to the front. Fitted with a matching range of light wood effect wall and base units having adjoining roll top edge working surfaces over and incorporating an inset stainless steel single drainer sink unit. Space for cooker with extractor over and space for washing machine.

INNER HALL

uPVC double glazed panel door to the rear.

BEDROOM 13' 6" x 9' 8" (4.11m x 2.94m)

uPVC double glazed window to the rear. Radiator.

SHOWER ROOM

Fitted with an independent shower cubicle with glazed screen, low level WC and pedestal wash hand basin. Heated towel rail. Radiator.

OUTSIDE

To the front of the property, there is a paved terrace along with a resident's parking area. To the rear, there is a communal garden with shared clothes lines.

SERVICES

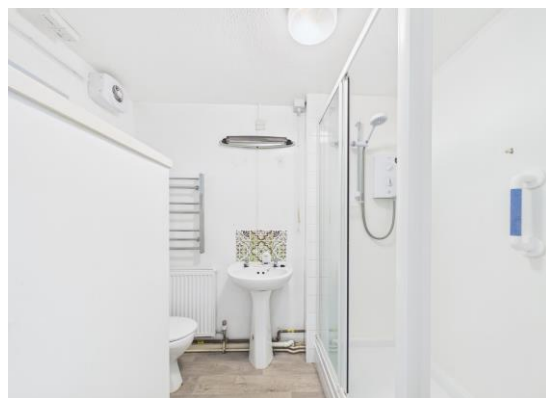
Mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax Band for this property is Band 'A'. Please be advised that the property is being sold with a new 999-year lease. The service charge is £422.15 per annum and the buildings insurance of £125.48 per annum. There is a stipulation in the title deeds that the property cannot be used for holiday letting.

DIRECTIONS

From West Cornwall hospital proceed north along St. Clare Street and then take the second turning left on to Treneere Road. Jack Stephens Estate will be seen ahead of you with the property found on the left hand side. If using What3words:- waddle.hairspray.offices



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Self-contained ground floor flat
- Courtyard garden to the front
- Double bedroom
- Open-plan lounge/kitchen
- Gas central heating
- uPVC double glazing
- Communal drying area to the rear
- 999-year lease
- Resident's parking area
- Chain-free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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