



Marshall's
ESTATE AGENTS



Ground Floor Flat, 39 Morrab Road,
Penzance, Cornwall, TR18 4EX







GROUND FLOOR FLAT, 39 MORRAB ROAD, PENZANCE, CORNWALL, TR18 4EX

£220,000 LEASEHOLD

- * TWO BEDROOMS * LOUNGE/DINING ROOM * GAS CENTRAL HEATING *
- * KITCHEN/BREAKFAST ROOM * BATHROOM WITH WC * SEPARATE CLOAKROOM *
- * UTILITY AREA * ENCLOSED REAR COURTYARD *
- * LEASEHOLD WITH A SHARE OF THE FREEHOLD *
- * IDEAL FIRST TIME BUY INVESTMENT OR RETIREMENT *
- * LONG LEASE * LOW OUTGOINGS * CENTRAL POSITION *
- * CONVENIENT FOR MOST AMENITIES * SHORT STROLL TO THE PROMENADE *
- * VIEWING RECOMMENDED * EPC = D * COUNCIL TAX BAND = A *
- * APPROXIMATELY 72 SQUARE METRES *

A chance to acquire a deceptively spacious two bedroom ground floor apartment located in a prime position within the town of Penzance and offered for sale in good decorative order throughout with its own private courtyard to the rear and easy access to the town and the promenade. The property has spacious well proportioned living accommodation which would make an ideal retirement, first time buyer or investment home and really needs to be viewed internally to appreciate to the full. To the rear of the property is an enclosed courtyard which is for the sole use of the ground floor apartment with rear pedestrian access. 39 Morrab Road is located just off the Promenade, within easy walk of the seafront and most amenities within Penzance. Due to the popularity of properties such as this, we recommend an early appointment.

ENTRANCE HALL: Engineered oak flooring, radiator.

LIVING ROOM: 17' 6" x 13' 9" (5.33m x 4.19m) Into square bay window, period style fireplace with tiled inset and oak surround flanked by built in cupboards, cornice, picture rail, engineered oak flooring, tv point, radiator.

Step from entrance hall down to:

INNER HALLWAY: Leading to:

KITCHEN/BREAKFAST ROOM: 11' 2" x 9' 6" (3.40m x 2.90m) Inset circular stainless sink with cupboards below, range of fitted wall and base units, solid wood worksurfaces, built in oven, four ring gas hob and extractor hood over, integrated fridge and dishwasher, tiled flooring, breakfast bar, radiator, double doors to courtyard.

BEDROOM ONE: 12' 2" x 11' 7" (3.71m x 3.53m) Window overlooking rear courtyard, built in cupboards, picture rail, radiator

BEDROOM TWO: 12' 3" x 7' 8" (3.73m x 2.34m) Shelved recess, radiator.

UTILITY AREA: Tiled flooring, cupboard with plumbing for washing machine and gas central heating boiler.

BATHROOM: White suite comprising double size shower cubicle with chrome fittings and glazed screen, circular wash hand basin with cupboards below, low level WC, fully tiled walls, chrome towel rail, tiled flooring, radiator.

SEPARATE CLOAKROOM: With low level WC.

OUTSIDE: Enclosed rear courtyard for the sole use of the ground floor apartment with rear pedestrian access.

SERVICES: Mains water, electricity, gas and drainage.

LEASE: 999 from 12th April 2000, plus 1/3 share of Freehold.

CHARGES: Maintenance: 1/3 share

DIRECTIONS: Via "What3Words" app: ///boarded.assist.scornful

AGENTS NOTES: We understand from Openreach website that Copper Broadband is available to the property. We tested the mobile phone signal for Vodafone which was good.

N.B.: The property can not be let out for holiday purposes. No dog or other animal which may cause annoyance to others shall be kept without written consent.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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