

MAP estate agents

Putting your home on the map

Chywoone Crescent, Newlyn, Penzance

£85,000

Leasehold







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Property Introduction

Accessed by its own private door and staircase, this light and airy apartment offers a fantastic open plan living space with kitchen area to one corner, two bedrooms and bathroom. The apartment gains sea glimpses from the living room.

The property is warmed via gas central heating to radiators and is double glazed.

To the front of the property there is a generous lawned garden which is enclosed by picket fencing and unrestricted street parking is available on the crescent. Offered for sale with NO CHAIN.

Location

Newlyn has a rich history in the fishing industry and many boats land their catch of the day at the harbourside. Newlyn has become a popular place to visit as it has a selection of art galleries along with a cinema and a number of restaurants serving fine food.

You can also enjoy the sea front and take the fifteen minute level walk into the larger market town of Penzance. Penzance has a wide range of retail outlets and bus and train stations to connect further afield if needed.

ACCOMMODATION COMPRISES
Front door to:-

ENTRANCE HALL
Staircase rising to:-

LANDING
Double glazed window to front gaining sea views. Radiator. Wall mounted consumer unit. Door to:-

INNER HALL
Doors to:-

BATHROOM
Fitted with a white suite comprising panelled bath, low level WC and pedestal wash handbasin. Obscure double glazed window to front. Radiator.

BEDROOM TWO 13' 2" x 7' 10" (4.01m x 2.39m)
Double glazed window to side. Radiator.

KITCHEN/LOUNGE/DINER 13' 2" x 11' 6" (4.01m x 3.50m) plus recesses
LIVING SPACE
A lovely light and airy space with double glazed window to side gaining sea glimpses. Laminate flooring. Radiator.
KITCHEN
Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Space and plumbing for washing machine. Space for cooker. Stainless steel single drainer sink unit. Double glazed window to side.

From living space, door to:-

BEDROOM ONE 13' 2" x 9' 7" (4.01m x 2.92m) maximum measurements
Double glazed window to side. Radiator.

OUTSIDE
To the front of the property there is a generous lawned garden enclosed by picket fencing. There is also a grassed area to the side of the apartment.

LEASEHOLD INFORMATION
The property is being sold with a new 999 year lease. The service charge is estimated to be £33 per calendar month to include buildings insurance.

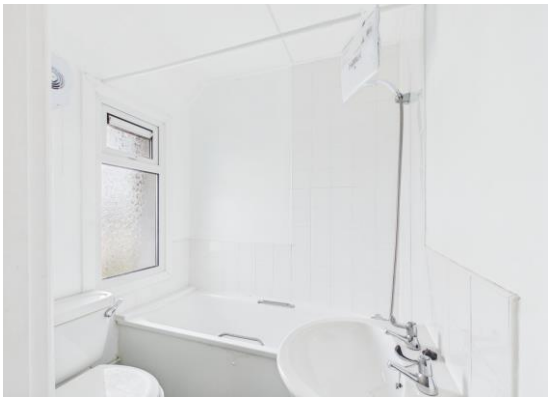
SERVICES
Mains water, mains electricity, mains drainage.

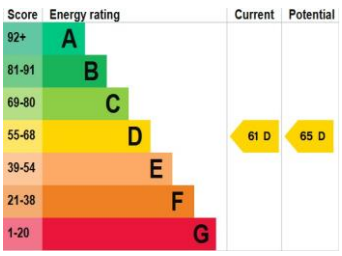
AGENT'S NOTES
The Council Tax band for the property is band 'A'. We understand a condition of the lease is that the property cannot be used for holiday letting.

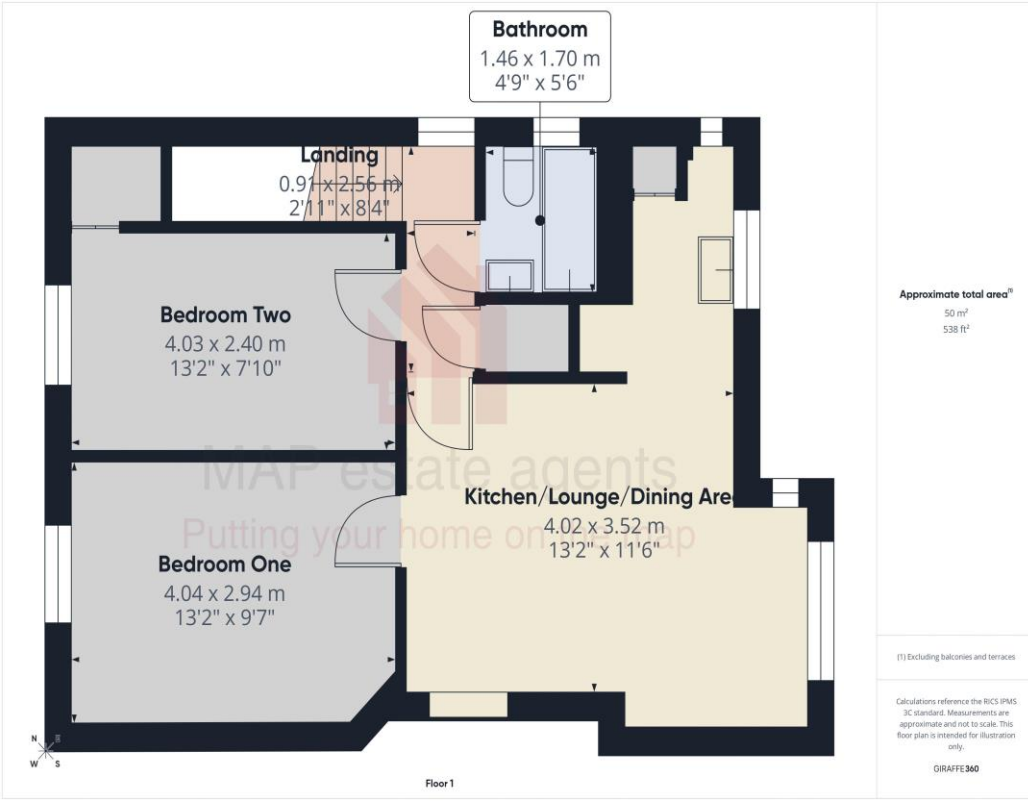
DIRECTIONS
From Penzance promenade proceed westerly to Newlyn. Go past Jelbert's ice cream shop on your right and then take the second turning right on to Chywoone Hill. Continue to the top of the hill and turn left on to Chywoone Avenue. At the roundabout, take the first turning where to property will be found on the left hand side. If using What3words:- absorb.hush.enabling

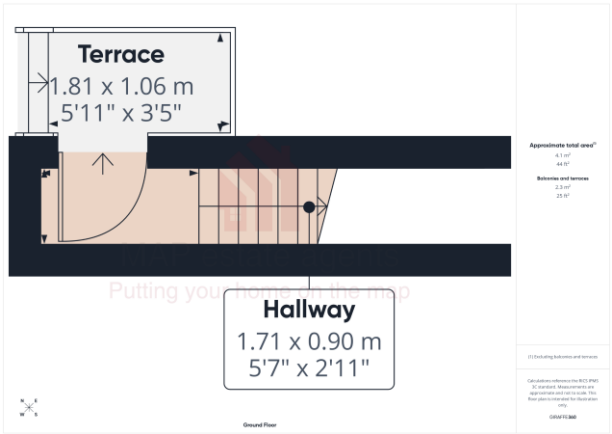












MAP's top reasons to view this home

- Self-contained two first apartment
- Open plan kitchen/lounge/dining space
- Gas central heating and double glazing
- Sea views
- Offered for sale chain free
- New 999 year lease

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