

MAP estate agents

Putting your home on the map

St. Thomas Street, Penryn

£120,000

Leasehold







St. Thomas Street,
Penryn

£120,000
Leasehold

Property Introduction

Conveniently situated in the harbour town of Penryn and close to all of the amenities the town has to offer, this property provides an excellent opportunity to acquire a home to put your own personal touch on.

A spacious ground floor one bedroom flat offering generously proportioned accommodation offering the opportunity to improve upon. The property has communal door leading to three flats in the building. An entrance door enters to a generous lounge with dual aspect windows, a kitchen which is in need of some updating and a hallway with doors of to the large bedroom and the bathroom.

To the rear is a communal garden.

Location

The town of Penryn is a small historic market town located at the head of Penryn River with its own marina where you will find a local convenience store, Post Office, a selection of niche retail shops, cafes, Public Houses, doctors surgery and an abundance of other amenities. The Glasney walking trails are also nearby.

The main bus route through the centre of the town serves the railway station and University as well as the neighbouring harbour town of Falmouth and nearby cathedral City of Truro. Falmouth is about two miles distant and has a bustling high street being linked to the waters edge by numerous quays with a wide selection of retail shops, high street stores, cafes bars and restaurants.

The town is also home to the National Maritime Museum, Pendennis Castle, cliff top golf course and multi-screen cinema.

ACCOMMODATION COMPRISES

Entrance door leading into :-

LOUNGE 15' 6" x 11' 4" (4.72m x 3.45m)
Dual aspect room with two sash windows. Radiator. Door to hallway. Door into :-

KITCHEN
A range of floor and wall mounted units with worktop over. Space for cooker, fridge/freezer and washing machine. Radiator. Wall mounted combination boiler. Sash window to the front.

HALLWAY
Storage cupboard. Doors off to :-

BEDROOM 17' 9" x 14' 1" (5.41m x 4.29m)
Generous size room with two sash windows. Radiator.

BATHROOM
Bath with shower over with a tiled surround. Sink and pedestal with tiled splash back. Low level wc. Radiator and extractor fan.

OUTSIDE
To the rear of the property through the communal door, there is a shared communal garden.

AGENTS NOTE
Please be advised that the Council Tax band for the property is band 'A'.

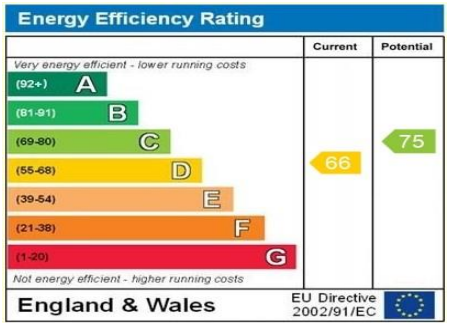
Once sold, the option to acquire the freehold will be offered to all leaseholders. There is currently a maintenance charge of £110pcm which includes building insurance, the general upkeep of the building and fire safety.

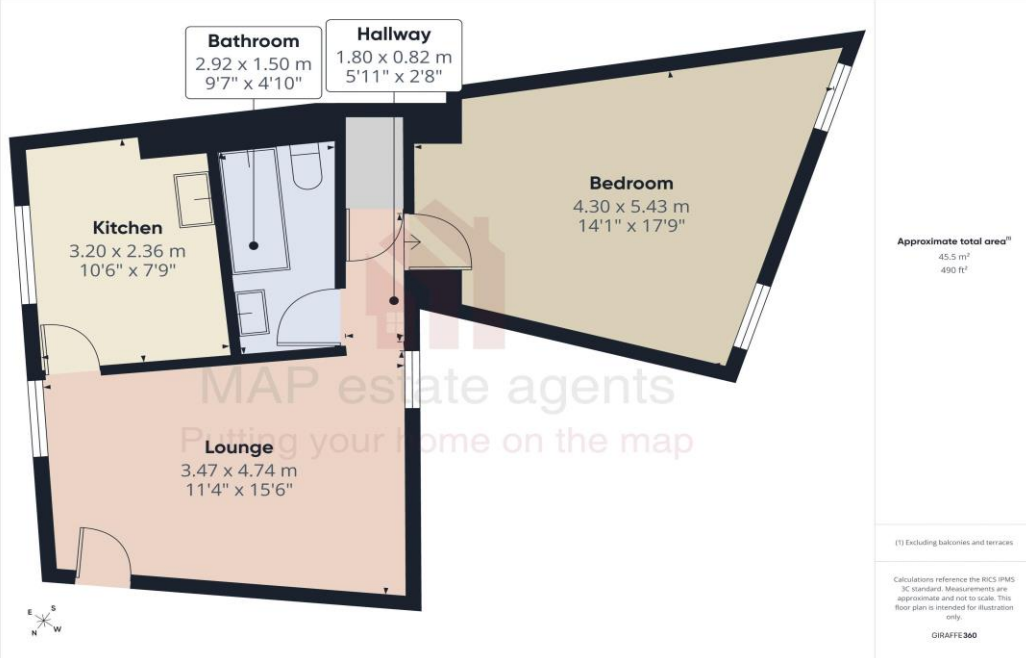
SERVICES
Mains water, mains drainage, mains electricity and mains gas.

DIRECTIONS
From the clock tower in Penryn proceed down the hill taking the first turning on the right into St Thomas Street. The property will be found a little way down on the right hand side indicated by our for sale board.









MAP's top reasons to view this home

- Located in the centre of Penryn Town
- Ground floor flat being sold CHAIN FREE
- One double bedroom
- Spacious lounge
- Kitchen
- Bathroom
- Scope to improve upon
- New 999 year lease
- Share of Freehold
- Communal garden at rear

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.