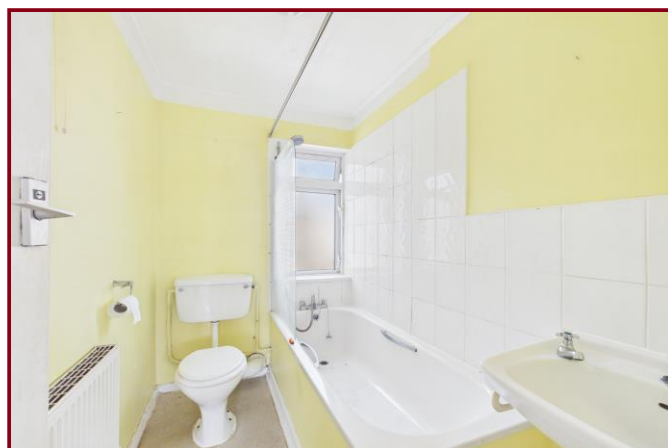




**MAP estate agents**  
Putting your home on the map

**Custom House Court,  
Penzance**

**£150,000  
Leasehold**





## Custom House Court, Penzance

**£150,000**  
**Leasehold**

### Property Introduction

Located on the third floor, this spacious two bedrooomed apartment offers well proportioned accommodation, briefly comprising living room, two bedrooms, kitchen and bathroom.

The apartment is warmed via gas central heating and has double glazed windows.

Being within a short walk of the harbour, promenade and lido pool, we feel the apartment makes a fantastic first time buy. Offered to the market CHAIN FREE, we recommend viewing at the earliest opportunity.

### Location

The property is located within walking distance of all of the town's local amenities, train and bus station. Penzance is well known for being the most westerly major town in Cornwall situated in the shelter of Mount's Bay.

The town has lots to offer and places of interest to visit including the sub-tropical Morrab Gardens which has a large collection of trees that cannot be grown outside anywhere else in the UK. Also of interest is the promenade and the open air Art Deco Jubilee Bathing Pool.

There are a wide range of shops and restaurants to enjoy, open throughout the year together with a mainline railway and a passenger ferry to the Isles of Scilly.

### ACCOMMODATION COMPRISES

Wooden front door to:-

#### ENTRANCE HALL

Radiator. Doors to:-

#### KITCHEN 10' 11" x 7' 4" (3.32m x 2.23m) maximum measurements

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over incorporating a single drainer stainless steel sink unit. Double glazed window to front.

Space for cooker. Space for washing machine. Space for fridge/freezer. Wall mounted gas combination boiler. Radiator.

### **LIVING ROOM 13' 1" x 12' 6" (3.98m x 3.81m) maximum measurements**

Double glazed window to side. Two radiators.

### **BEDROOM ONE 13' 3" x 10' 1" (4.04m x 3.07m)**

Double glazed window to side. Radiator.

### **BEDROOM TWO 10' 9" x 6' 10" (3.27m x 2.08m)**

Double glazed window to side. Radiator.

### **BATHROOM**

Fitted with a white suite comprising panelled bath, WC and wall mounted wash handbasin. Obscure double glazed window to side.

### **SERVICES**

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

### **AGENT'S NOTES**

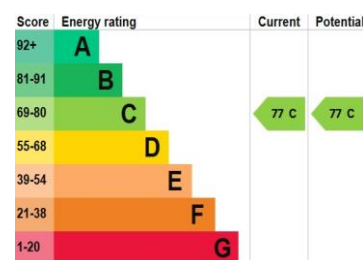
The Council Tax band for the property is band 'A'. We understand a condition of the lease is that the property cannot be used for holiday letting.

### **LEASEHOLD INFORMATION**

A new 999 year lease will be granted. Service charges are currently £1,019.88 per annum, buildings Insurance is currently £152.58 per annum.

### **DIRECTIONS**

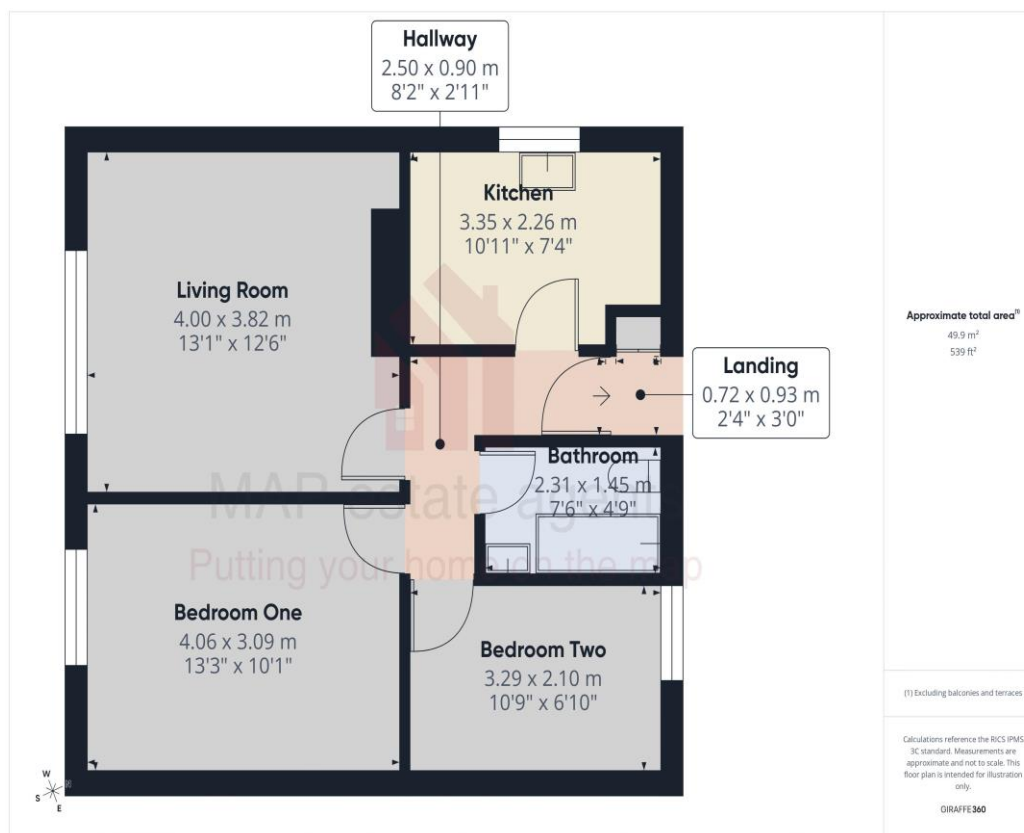
From the Jubilee Pool continue along the Quay passing the Dolphin Tavern on the left. Take the next turning left to Quay Street and the property will be found after a short distance on the right hand side. If using What3words:- building defectors.backswing





## MAP's top reasons to view this home

- Self-contained apartment
- Two bedrooms
- Generous living room
- Double glazing and gas central heating
- Close to promenade
- Ideal first time buy
- Offered for sale chain free
- 999 year lease



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