



Flat 3, Oakburn Villa, Trewithen  
Road, Penzance, Cornwall, TR18  
4LS



Marshall's

ESTATE AGENTS















**FLAT 3, OAKBURN VILLA, TREWITHEEN ROAD, PENZANCE, CORNWALL, TR18 4LS**

**£169,000 LEASEHOLD**

**\* ONE BEDROOM APARTMENT \* OPEN PLAN LOUNGE/KITCHEN \* UTILITY ROOM \***

**\* BATHROOM \* POPULAR RESIDENTIAL LOCATION \* PERIOD FEATURES \***

**\* GAS CENTRAL HEATING \* EPC = C \* COUNCIL TAX BAND = A \***

**\* UNALLOCATED ON STREET PARKING \* APPROXIMATELY 37 SQUARE METRES \***

A beautifully presented one bedroom first floor flat situated in a popular residential location on the outskirts of Penzance yet within level walking distance of the town centre, Penlee Park and the Promenade. The accommodation comprises of open plan living room/kitchen with bay windows overlooking the front, double bedroom, bathroom and utility room. The apartment retains many period features such as the aforementioned sash bay windows, ceiling cornices and picture rail and is beautifully presented throughout with newly fitted carpets and a viewing is highly recommended.

External staircase into communal front door into:

**MAIN COMMUNAL HALLWAY:** Door into the:

**APARTMENT:** Leads into:

**HALL:** Storage above, coved ceiling, open doorway into:

**LOUNGE/KITCHEN:** 17' 1" x 12' 1" (5.21m x 3.68m) Overhead storage, radiators, sash bay window to front with plantation shutters. Kitchen fitted with base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, electric oven, hob, space for fridge and freezer, gas boiler, picture rail, ceiling cornices.

**BEDROOM:** 11' 2" x 9' 7" (3.40m x 2.92m) Multi pane sash to front with fitted plantation shutters, radiator, picture rail and ceiling cornices.

**BATHROOM:** WC, wash hand basin, panelled bath with mains shower over, radiator, extractor fan, ceiling cornices.

From hallway door to:

**UTILITY AREA:** With plumbing for washing machine and high level storage.

**CHARGES:** Ground rent and service charges approximately £700 pa.

**LEASE:** 999 years from 25th March 1989.

**SERVICES:** Mains water, electricity, gas and drainage.

**AGENTS NOTE:** We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a tiled roof.

**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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