



12 St. Pirans Court, West End,  
Marazion, Cornwall, TR17 0EF







**12 ST. PIRANS COURT, WEST END, MARAZION, CORNWALL, TR17 0EF**

**£190,000 LEASEHOLD**

**\* ONE BEDROOM \* SEA VIEWS \* LIVING AREA \* KITCHEN AREA \***

**\* ELECTRIC HEATERS \* LUXURY SHOWER ROOM \***

**\* IDEAL FIRST TIME BUY OR INVESTMENT \* CENTRAL POSITION \***

**\* COMMUNAL PARKING \* EXCELLENT DECORATIVE ORDER \* VIEWING RECOMMENDED \***

**\* LEASEHOLD WITH A SHARE OF THE FREEHOLD \***

**\* EPC = E \* COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY RATE A) \***

**\* APPROXIMATELY 45 SQUARE METRES \***

Lovely sea views over Marazion and the countryside and beyond from this extremely well presented one bedroom first floor apartment, which the vendors have maintained to a high standard and is therefore for sale in good decorative order throughout.

The property has spacious accommodation which would make an ideal first time time buy or investment property, offering easy to maintain accommodation and located in the centre of this popular town, within a short walk from the sandy beaches and St Michael's Mount.

12 St Pirans Court has been used for holiday accommodation and the majority of fixtures and fittings can be made available by separate negotiation.

A particularly attractive feature is the balcony to the front of the property, which takes advantage of the sea views which are of a westerly direction, there is communal parking, on a first come, first serve basis. Marazion is a popular town, a short drive from the main town of Penzance with its rail links to London Paddington and we recommend an early appointment.

Double glazed entrance door to:

**LIVING ROOM:** 22' 10" x 11' 8" (6.96m x 3.56m) UPVC double glazed windows with lovely sea views over surrounding countryside, TV point, laminate flooring, electric radiator, UPVC double glazed door to:

**BALCONY:** 19' 0" x 3' 0" (5.79m x 0.91m) With sea views over Marazion, countryside and beyond.

**KITCHEN AREA:** Inset single drainer sink unit with cupboards below, range of fitted wall and base units, solid wood worksurfaces, UPVC double glazed window, built in oven, four ring hob and extractor hood over, integrated fridge and dishwasher, free standing washing machine (to remain), electric radiator.

**INNER HALL:** Built-in airing cupboard housing hot water cylinder.

**BEDROOM:** 14' 0" x 10' 0" (4.27m x 3.05m)

Double glazed window with lovely sea views over Marazion town, countryside and beyond, built in double wardrobe, electric radiator.

**SHOWER ROOM:** White suite comprising glazed shower cubicle with folding glass door, vanity unit with wash hand basin and cupboards below, low level WC, tiled flooring, UPVC double glazed window.

**OUTSIDE:** Own balcony and use of communal parking area on a "first come, first serve" basis.

**LEASE:** 999 from year 2000. 1/6 share of the freehold.

**CHARGES:** Maintenance: £874.31 pa including communal areas.

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

**DIRECTIONS:** Via "What3Words" app:///scrapped.earphones.ramp

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good.

**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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