



20 Armistice Gardens, Cenenary
Way, Penzance, Cornwall, TR18
2FX



Marshall's
ESTATE AGENTS







20 ARMISTICE GARDENS, CENTENARY WAY, PENZANCE, CORNWALL, TR18 2FX

£375,000 LEASEHOLD

*** THREE BEDROOMS * 17FT LIVING ROOM * 19FT KITCHEN/FAMILY ROOM ***

*** WRAP AROUND BALCONIES * SEA VIEWS ***

*** FAMILY BATHROOM * EN SUITE SHOWER ROOM TO MAIN BEDROOM ***

*** CENTRAL HEATING * UPVC DOUBLE GLAZING * LIFTS ***

*** GOOD DECORATIVE ORDER THROUGHOUT * LONG LEASE * LOW OUTGOINGS ***

*** TWO PARKING SPACES * COMMUNAL GARDENS * BIKE SHED ***

*** CONVENIENT FOR TOWN AND COUNTRYSIDE * EXCELLENT OPPORTUNITY ***

*** VIEWING RECOMMENDED * EPC = B * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 128 SQUARE METRES ***

A chance to acquire an extremely well presented three bedroom penthouse apartment, completed only a few years ago to a high standard with far reaching sea views across Penzance town to Mounts Bay and the Lizard, and set in a quiet residential area.

The property has been well cared for by the present vendor and is therefore offered for sale in good decorative order throughout.

A particularly attractive feature are the balconies to both sides of this penthouse, having sea views to Mounts Bay from the front and views over playing areas to the rear. The balconies offer a good degree of privacy, and there is use of the communal garden. Armistice Gardens is located only a short walk from the main town of Penzance, with its full array of amenities and main line rail station to London Paddington.

The communal garden is laid to lawn and the apartment has two allocated parking spaces along with visitors parking. There is also a bike shed and the apartment has access via a lift to all floors. Due to the popularity of properties such as this and the quality, we recommend an early appointment.

ENTRANCE HALL: Lift to all floors, staircase with chrome and glass balustrade.

ENTRANCE HALL: Video entry system, radiator and double doors to:

LIVING ROOM: 17' 5" x 16' 6" (5.31m x 5.03m) Plus deep walk in bay with open views across Penzance Town to Mounts Bay and beyond, TV point, two radiators and two UPVC double glazed doors to separate balconies, exterior lighting, glass balustrade and views towards Mounts Bay.

KITCHEN/FAMILY ROOM: 19' 1" x 16' 6" (5.82m x 5.03m) Plus deep recess with views across Penzance Town to Mounts Bay, UPVC double glazed window, two double glazed doors leading to two separate balconies, again with good views, exterior lighting and glass balustrade.

KITCHEN AREA: South facing, stainless steel inset single drainer sink unit with cupboards below. extensive range of fitted wall and base units, worksurfaces and power points, built in oven, four ring gas hob and extractor hood over, integrated fridge, freezer, dishwasher and washing machine, two radiators.

BEDROOM ONE: 16' 2" narrowing to 11' 3" x 15' 0" (4.93m narrowing to 3.43m x 4.57m) Double aspect room, UPVC double glazed windows, TV point, radiator, double glazed doors to:

REAR BALCONY: Exterior lighting, glass balustrade.

ENSUITE SHOWER ROOM: White suite comprising shower cubicle with chrome fittings and glass screen, pedestal wash handbasin, low level WC, tower rail/radiator.

BEDROOM TWO: 12' 1" x 10' 7" (3.68m x 3.23m) TV point, radiator, UPVC double glazed doors to rear balcony.

BEDROOM THREE: 12' 0" x 9' 3" (3.66m x 2.82m) TV point, radiator, UPVC double glazed doors to rear balcony.

BATHROOM: White suite comprising panelled bath with chrome mixer tap and shower attachment and glass screen, wash handbasin, low level WC, shaver point, towel rail/radiator.

OUTSIDE: The property has wrap around balconies to east and west, which offer a good degree of privacy and open outlook towards Penzance Town and Mounts Bay.

TWO PARKING SPACES: Plus visitors parking.

LEASE: Remainder of 999 year lease.

CHARGES: Maintenance: £1,160.46 pa Ground rent: TBC

SERVICES: Mains water, electricity, gas and drainage.

NB: The property can not be used for holiday letting. Pets by arrangement with the management company at a possible small extra fee.

DIRECTIONS: Via "What3Words" app; ///kipper.whistling.crusher

AGENTS NOTES: We understand from Openreach website that Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 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



www.marshallspz.co.uk