

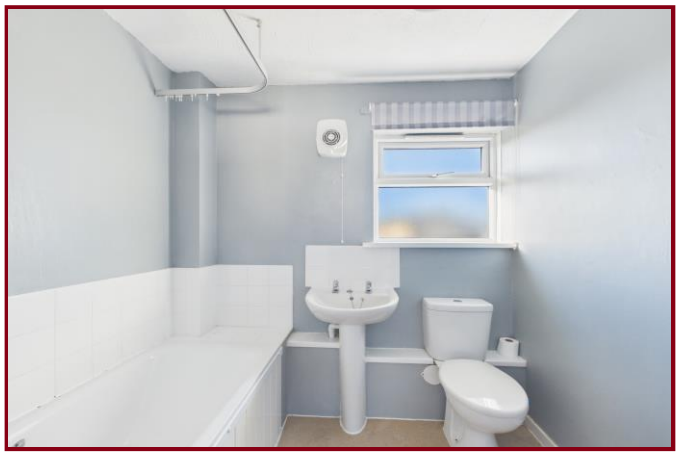
MAP estate agents

Putting your home on the map

Pendennis Road, Penzance

£115,000

Leasehold







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Penzance

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Property Introduction

This one bedroom first floor flat is being offered for sale with no onward chain.

The well proportioned accommodation briefly comprises of a lounge, double bedroom, bathroom and a kitchen. The property is double glazed and warmed via gas central heating supplying radiators.

Views are to be enjoyed from the front over a green and a small lawned garden to the front. We feel that this property makes a fabulous home for first-time purchasers.

Location

Pendennis Road is very conveniently positioned on the north eastern side of the town giving good access to local schools, the town and a mainline Railway Station which has direct links to London Paddington and the north of England.

Penzance offers a comprehensive range of shops, commercial and leisure facilities, including the lovely promenade and seafront along with the busy harbour area where there are sailing and canoe clubs. There are beaches at Eastern Green and Long Rock which link Penzance to Marazion and St Michael's Mount.

ACCOMMODATION COMPRISES
Glazed panel front door opening to:-

ENTRANCE VESTIBULE
Stairs rising to:-

ENTRANCE HALL
uPVC double glazed window to the side. Access hatch to loft space two built-in cupboards. Radiator.

BOILER CUPBOARD 6' 1" x 5' 5" (1.85m x 1.65m) maximum measurements, L-shaped
Wall-mounted combination boiler.

BEDROOM 11' 9" x 10' 7" (3.58m x 3.22m) maximum measurements
uPVC double glazed window to the front enjoying views over the communal green. Built-in wardrobe and radiator.



LOUNGE 15' 0" x 10' 0" (4.57m x 3.05m)
uPVC double glazed window to the front enjoying views over the communal green. Radiator. Door to:-



KITCHEN 10' 7" x 6' 1" (3.22m x 1.85m)
uPVC double glazed window to the rear. Fitted with a matching range of light wood-effect wall and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit. Space for cooker, space for washing machine and space for fridge/freezer. Radiator.

BATHROOM
Fitted with a white suite comprising panelled bath with electric shower unit over, pedestal wash hand basin and low level WC. Obscure double glazed window to rear. Radiator.

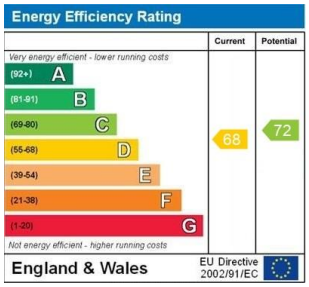
OUTSIDE
To the front of the property, there is a small lawn.

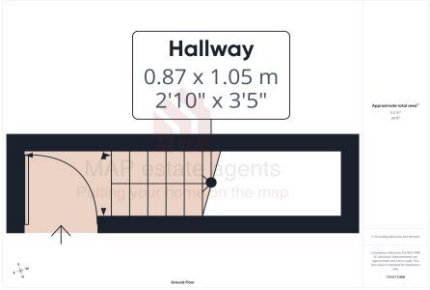
SERVICES
Mains water, mains electricity, mains drainage and mains gas.

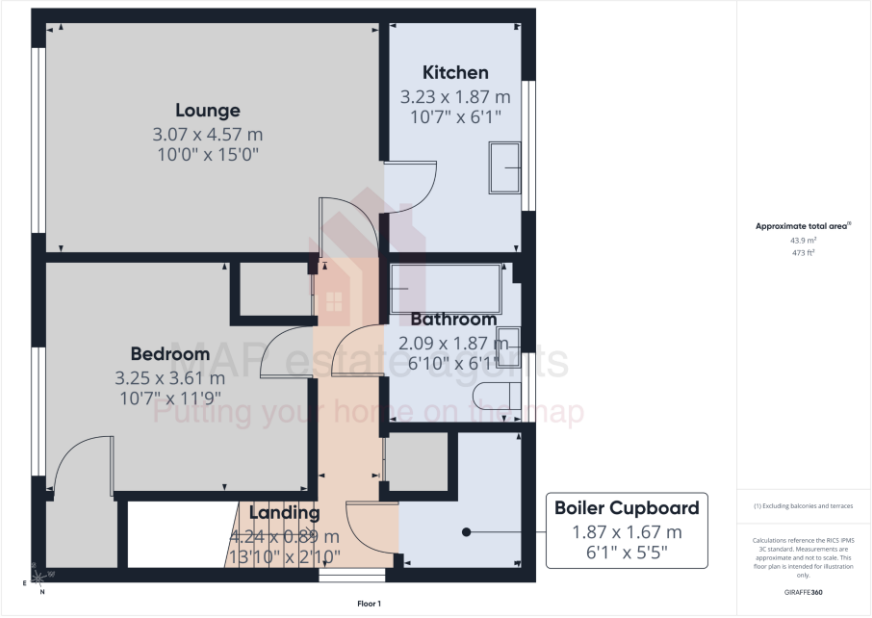
LEASEHOLD INFORMATION
A new 999-year lease will be granted. The service charge is £161.85 per annum. Buildings insurance: £125.48. Please be advised that a condition of the lease is that holiday letting is not permitted.

AGENT'S NOTES
The Council Tax Band for this property is Band 'A'. Please note that the buyer will be required to take a share of the freehold when the last flat in the block is sold.

DIRECTIONS
From the top of Causewayhead, turn right into Taroveor Road and then left into Tolver Road which leads into Tolver Place, off which you turn right into Empress Avenue. Follow the road around to the left onto Barwis Hill. At the top, turn right following the road around a left-hand bend and at the junction, go straight across into Castle Road which leads in turn to Pendennis Road. The property will be identified on the brow of the hill situated in the apartment block behind the green. If using What3words: bulletins.hosts.doghouse







MAP's top reasons to view this home

- First floor flat
- Double bedroom
- Spacious lounge
- Separate kitchen
- Plentiful storage
- Double glazed
- Gas central heating
- Views over communal green
- Chain-free sale
- New 999-year lease

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