



45 Old Court, Kenegie Manor,  
Penzance, Cornwall, TR20 8YN



**45 OLD COURT, KENEGIE MANOR, PENZANCE, CORNWALL, TR20 8YN**

**GUIDE PRICE £85,000 LEASEHOLD**

**\* TWO BEDROOMS \* LIVING ROOM/KITCHEN \* SHOWER ROOM \***

**\* USE OF ON SITE FACILITIES \* ALLOCATED PARKING \***

**\* EPC = E \* COUNCIL TAX BAND = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 39 SQUARE METRES \***

A nicely presented semi detached holiday bungalow with 12 months holiday occupancy, situated in the popular Kenegie Manor Holiday Park, with use of all its facilities.

Double glazed door into:

**HALLWAY:** Doors to:

**OPEN PLAN LOUNGE/KITCHEN:**

**LIVING AREA:** 14' 10" x 8' 4" (4.52m x 2.54m) Double glazed window to front, double glazed door and windows to rear, electric panel heater

**KITCHEN:** 8' 7" x 7' 3" (2.62m x 2.21m) Base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, space for electric cooker and fridge. Door to:

**BEDROOM TWO:** 8' 4" x 7' 0" (2.54m x 2.13m) Fitted wardrobes, double glazed window to rear.

Door from hallway leads to:

**BEDROOM ONE:** 9' 7" x 8' 0" (2.92m x 2.44m) Double glazed window to rear, access to loft.

**SHOWER ROOM:** Double glazed window to front, WC, vanity wash hand basin, fully tiled shower cubicle, extractor fan, heated towel rail.

**OUTSIDE:** To the rear of the property there is a patio area, allocated parking and use of the grounds and its facilities.

**SERVICES:** Mains water, electricity and septic tank.

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

**LEASE:** 962 years remaining TBC

**CHARGES:** Ground rent, service charge and water: £1858.27 pa TBC

**DIRECTIONS:** Via "What3Words" app: ///round.topic.crunches

**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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