



4 Simpsons Court, Victoria Park  
Penzance, TR18 4BP













**4 SIMPSONS COURT, VICTORIA PLACE, PENZANCE, TR18 4BP**

**£160,000 LEASEHOLD**

**\* TWO BEDROOMS \* DOUBLE GLAZING \***

**\* FITTED KITCHEN WITH SOME APPLIANCES TO REMAIN \***

**\* LUXURY BATHROOM \***

**\* IDEAL FIRST TIME BUY FOR YOUNG FAMILY OR INVESTMENT \***

**\* CENTRAL POSITION \* CLOSE TO LOCAL AMENITIES \***

**\* EPC = D \* COUNCIL TAX BAND = A \* EXCELLENT OPPORTUNITY \***

**\* LONG LEASE \* LOW OUTGOINGS \* SHARE OF FREEHOLD \* VIEWING RECOMMENDED \***

**\* TRAFFIC FREE LOCATION \* CHAIN FREE \***

Ideal opportunity for a first time buy, a young family or investor to acquire a well presented two bedroom first floor apartment located in a quiet traffic free location within the centre of Penzance therefore being within close walking distance of most local amenities. The property has well proportioned living accommodation which is offered for sale with no onward chain and really needs to be viewed internally to be appreciated to the full. To the rear of the property is a communal drying area and to the side is a covered wheelie bin storage area. Simpsons Court was built approximately 25 years ago to a high standard and the property is being sold on a 999 year lease from September 1999 with a 50% share of the freehold and 50% share of the maintenance with the flat below. Simpsons Court is located in the centre of Penzance, we would recommend an early appointment to avoid disappointment.

**ENTRANCE HALL:** Built in cloak cupboard, coving, smoke alarm, access to roof space.

**LIVING ROOM:** 15' 0" x 12' 8" (4.57m x 3.86m) Double aspect room with double glazed windows, dado rail, glass wall lights, coving, electric heater. Open plan to:

**KITCHEN AREA:** Stainless steel inset single drainer sink unit with cupboards below, wall and base units, work surfaces and power points, washing machine, cooker and extractor hood to remain, breakfast bar, tv point, sunken spotlights.

**BEDROOM ONE:** 9' 10" x 9' 3" to full range of built in wardrobes and cupboards (3m x 2.82m) wall lights, double glazed window, tv point, electric heater.

**BEDROOM TWO:** 7' 6" x 7' 5" (2.29m x 2.26m) Double glazed window, tv point, electric heater.

**BATHROOM:** White suite comprising panelled bath with folding glass screen and shower over, wash hand basin, low level w.c., coving, sunken spotlights, chrome towel rail.

**OUTSIDE:** To the rear of the property there is a communal drying area along with a wheelie bin area to the side.

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

**LEASE:** 999 years from September 1999.

**CHARGES:** Service charges: £229.35 pa to include insurance.

**MAINTENANCE:** 50% share with the property downstairs along with 50% ownership of the freehold.

**DIRECTIONS:** Via "What3Words" app: [///birthdays.model.modules](https://www.what3words.com/#!/birthdays.model.modules)

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) 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



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