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Putting your home on the map

**Roscadghill Parc,
Heamoor, Penzance**

**£105,000
Leasehold**





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Property Introduction

This ground floor flat is brought to the market with no onward chain. Internally there is a spacious living room, kitchen, two bedrooms (one double and one single) and a bathroom.

The property benefits from double glazing and gas central heating and we feel this home makes a good first time buy or retirement purchase.

Externally there are small garden spaces to the front and side. There is also a residents parking area close by.

Location

Heamoor benefits from junior and secondary schooling along with a convenience store, fish and chip shop and a public house, all within walking distance.

The village is also within walking distance, or ride on the bus to Penzance which is less than a mile away. Penzance is a vibrant town and the largest in West Cornwall and is a popular tourist resort with its lovely promenade and fantastic sea views into Mount's Bay. Along with many independent shops. Penzance has a mainline Railway Station with direct links to other parts of Cornwall and on to London Paddington and the north of England, as well as a bus station.

There are lovely rural walks to enjoy nearby and the beaches of Longrock and Marazion are less than two miles away.

ACCOMMODATION COMPRISES

uPVC double glazed panel door to:-

ENTRANCE HALL

Radiator. Doors to:-

KITCHEN 9' 11" x 8' 11" (3.02m x 2.72m) maximum measurements

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to front. Radiator.

LIVING ROOM 12' 4" x 10' 11" (3.76m x 3.32m)

Double glazed window to rear. Television point. Radiator.

BEDROOM ONE 10' 11" x 9' 1" (3.32m x 2.77m)

Double glazed window to rear. Radiator.

BEDROOM TWO 9' 11" x 5' 9" (3.02m x 1.75m)

Double glazed window to front. Radiator.

BATHROOM

Fitted with a white suite comprising panelled bath with mains fed shower over, low level WC and pedestal wash handbasin. Obscure double glazed window to front. Radiator.

OUTSIDE

There are two lawned garden spaces - to the front and side of the flat.

SERVICES

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

AGENT'S NOTES

The Council Tax band is band 'A'. A new 999 year lease will be granted. There is a service charge of £74.82 per annum and a building insurance of £125.48 per annum. The buyer will be required to take a share of the freehold upon the sale of the last flat in the block. The property cannot be used as a holiday let.

DIRECTIONS

From West Cornwall Hospital proceed to Heamoor roundabout. Take the second exit on to Roscadghill Road and then take the second turning right on to Roscadghill Parc. Take the second turning left where the property will be seen in the corner behind the green. If using What3words:- noticing.blurs.gripes



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Ground floor flat
- Two bedrooms
- Spacious living room
- Separate kitchen
- Bathroom
- Gas central heating and double glazing
- 999 year lease
- Offered for sale chain free



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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