



Flat 2, 8-10 Lower Market Street, Penryn, TR10 8BG

Guide Price £150,000

An incredibly charming and spacious first floor apartment with generous enclosed sun terrace set within this attractive Grade II Listed building in central Penryn.

It boasts a large double bedroom, generous bathroom/shower room and a fantastic open-plan kitchen/living room/dining room with glazed door leading out to the enclosed sun terrace.

Key Features

- Grade II Listed first floor apartment
- Long 980 year lease remaining and share of freehold
- 1 large double bedroom
- Spacious fitted bathroom
- Bright open-plan kitchen/dining/living room
- Sunny, enclosed sun terrace
- Views to St Gluvias and Bohelland from the rear
- EPC rating C



THE ACCOMMODATION COMPRISES

Period communal front door to:-

COMMUNAL ENTRANCE HALL

Period turning staircase rising to the first floor. Private apartment door to:-

ENTRANCE HALL

Wall-mounted coat hooks and electric consumer box. Built-in airing cupboard housing the hot water cylinder and linen shelf. Door to inner hall and door through to:-

BATHROOM

Fitted with a three piece suite in white, comprising a panelled bath with shower over and glazed screen, low level WC and pedestal wash hand basin, ceramic wall tiling. Obscure sliding sash window to the rear with deep tiled sill.

INNER HALL

Providing a seating area. Fitted safe. Wall-mounted door entry handset. Doors to the open-plan living room and also to the bedroom.

DOUBLE BEDROOM

Sliding sash window to the front elevation with deep solid wood sill. Electric storage heater.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM

KITCHEN

Fitted with range of wall-mounted and matching base units with U-shaped work surface over, one extending to a breakfast bar. Space for fridge/freezer and washing machine. Insert sink unit with mixer tap. Fitted electric Range cooker with extractor hood.

LIVING AREA

A bright, spacious reception area. Electric storage heater. Two windows and door giving access out to the rear sun terrace.

THE EXTERIOR

SUN TERRACE

A most unusual and surprisingly large outside space enclosed with new timber fencing and laid with artificial grass with ease of maintenance in mind. This is a great space for outside dining and enjoys the morning and early afternoon sunshine and enjoys views towards Bohelland and St Gluvias over the neighbouring roof tops.

COMMUNAL GARDEN/STORAGE AREA

To the rear of the building, accessed via a door leading from the ground floor communal hall, there is a useful enclosed yard suitable to house bins and recyclables.

GENERAL INFORMATION

SERVICES

Mains water and electricity are connected to the property. Electric heaters.

COUNCIL TAX

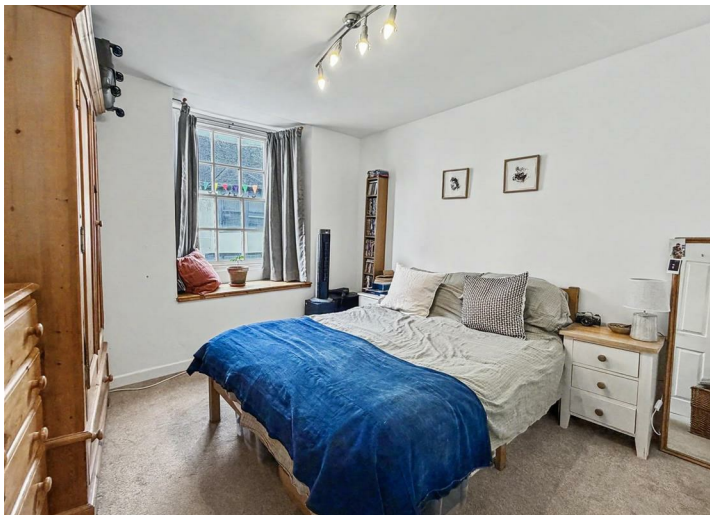
Band A - Cornwall Council.

TENURE

Leasehold: 980 years remaining. One eighth of the share of the freehold. The current ground rent and service charge combined is £65 per month.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

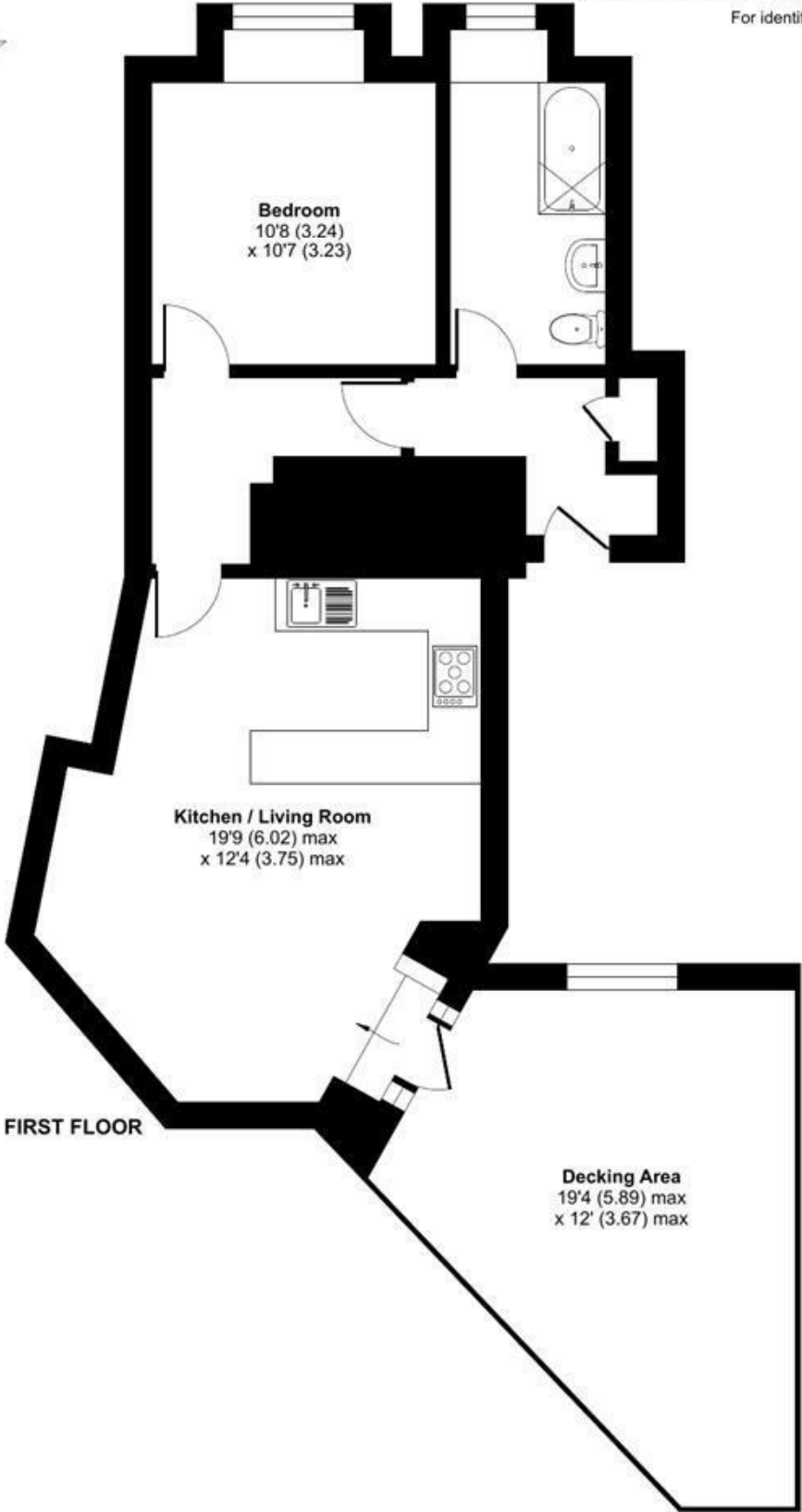


Floor Plan

Lower Market Street, Penryn, TR10

Approximate Area = 560 sq ft / 52 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1498756