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## Moorland Close, Pendeen

**£110,000**

**Leasehold**







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# Property Introduction

Offered for sale chain-free and requiring some cosmetic updating, this two bedroom ground floor apartment offers well proportioned accommodation with a spacious lounge, kitchen, two bedrooms and a bathroom.

There is a generous tiled private patio to the rear with a useful block-built store. A resident's parking area can be found to the front.

In summary, we feel this makes a great first-time purchase.

# Location

Pendeen is located near the coast and has a historic reputation for smuggling activities and is also near the world famous Geevor Tin Mine Museum.

The South West Coast Path is less than a mile away in addition to a number of local footpaths for exploring the surrounding countryside and rugged coastline in this area of outstanding natural beauty. St Just lies three miles away and has a wide range of retail outlets along with primary and secondary schooling, a doctor's surgery and Cape Cornwall Golf Club with its spectacular scenery and eighteen-hole golf course.

Penzance, the largest town in West Cornwall, lies approximately eight miles away - here, one will find a mainline Railway Station and a wide range of retail outlets along with a beautiful promenade which takes in the stunning sea views over Mount's Bay.

## ACCOMMODATION COMPRISES

uPVC double glazed panel door opening to:-

## ENTRANCE PORCH

Further glazed panel door to:-

## ENTRANCE HALL
Radiator. Doors off to:-

## SHOWER ROOM
Obscure glass double glazed window the to the front. Wet room style shower, close coupled WC and vanity wash hand basin.

## KITCHEN 10' 8" x 6' 10" (3.25m x 2.08m) plus recesses
uPVC double glazed window to the rear. Fitted with a matching range of wall and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Space for cooker and space and plumbing for washing machine. Radiator.

## LOUNGE 12' 7" x 12' 4" (3.83m x 3.76m) plus recess
uPVC double glazed window to the rear. Shelved recess and radiator.

## BEDROOM ONE 12' 6" x 10' 5" (3.81m x 3.17m)
uPVC double glazed window to the front. Radiator.

## BEDROOM TWO 11' 7" x 7' 4" (3.53m x 2.23m)
uPVC double glazed window to the front. Radiator.

## OUTSIDE
To the front of the property, there is a useful block-built store (measuring 11' 7" x 7' 1"). To the rear is a most generous tiled patio seating area incorporating a further block-built store (measuring 8' 1" x 6' 6"). There is also a resident's parking area to the front of the development.

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

## AGENT'S NOTES
The Council Tax Band for this property is Band 'A'.

The property is being sold with a new 999-year lease. The annual service charge is currently £5.45 and the buildings insurance is currently £152.50 per annum. Please note that the property cannot be used as a holiday let.

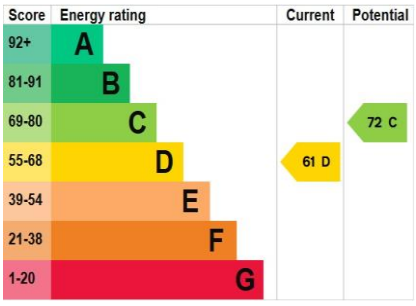
Please note the buyer will be required to take a share of the freehold upon the sale of the last flat in the block.

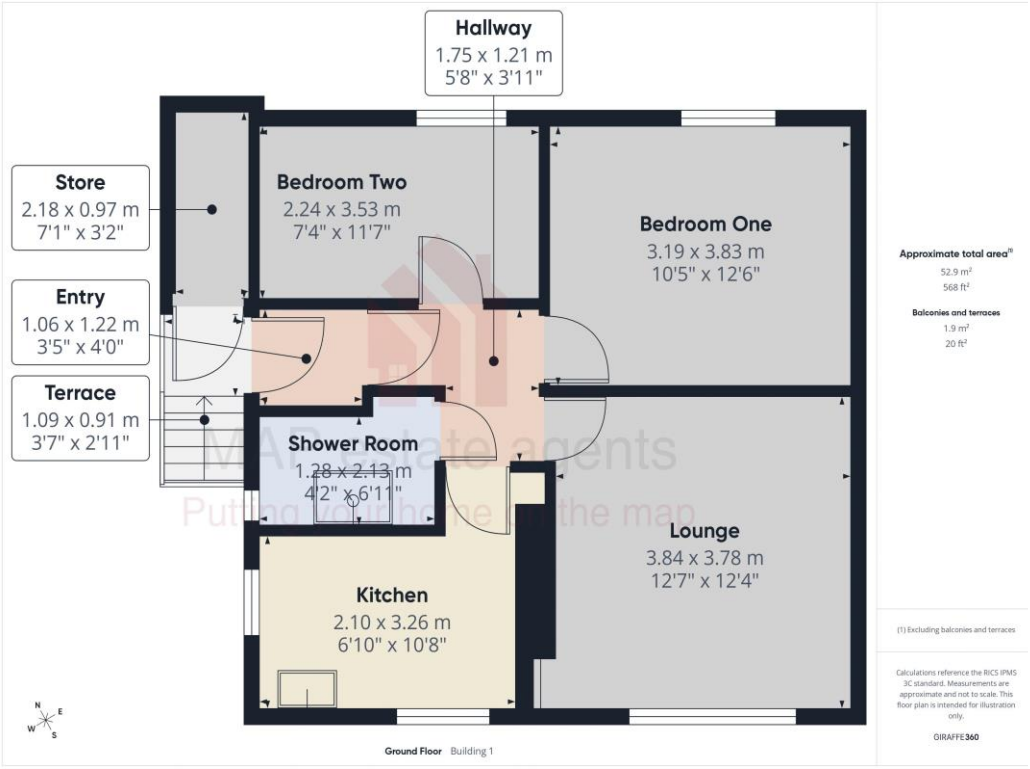
## DIRECTIONS
From the 'Spar' shop in Pendeen, proceed westerly on Boscaswell Road and then take the second turning on the left into Moorland Close. The property will then be identified on the left-hand side. If using What3words: resonated.ever.tenses















## MAP's top reasons to view this home

- Ground floor apartment
- Two bedrooms
- Generous lounge
- Separate kitchen
- Private tiled patio to the rear
- New 999-year lease
- Garden store
- Double glazed
- Oil fired central heating
- Chain-free sale


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