



Flat 8, North Orchard Court,
Goldsithney, Penzance, Cornwall,
TR20 9JY









FLAT 8, NORTH ORCHARD COURT, GOLDSITHNEY, PENZANCE, CORNWALL, TR20 9JY

£120,000 LEASEHOLD

*** ONE DOUBLE BEDROOM * OPEN PLAN LOUNGE/KITCHEN * BATHROOM ***

*** ALLOCATED PARKING * VILLAGE LOCATION * NO ONWARD CHAIN ***

*** EPC = D * COUNCIL TAX BAND = A * APPROXIMATELY 43 SQUARE METRES ***

A nicely presented first floor, one bedroom apartment, situated within the popular village of Goldsithney, with allocated parking and communal drying area, offered for sale with no onward chain. The accommodation comprises of one double bedroom, open plan lounge/kitchen, bathroom, the aforementioned allocated parking space and communal drying area and the property is heated by night storage heaters. Centrally located within the village with easy access to all its amenities to include public houses and shop.

UPVC double glazed door into:

HALLWAY: Night storage heater, cupboard housing hot water tank, doors to:

LOUNGE/KITCHEN: 14' 7" x 14' 4" (4.45m x 4.37m) Double glazed window to front, night storage heater. Kitchen area comprises of base units with roll top worksurface over, stainless steel sink, oven, hob, filter fan over, space for undercounter fridge.

BEDROOM: 11' 5" x 11' 3" (3.48m x 3.43m) Wood double glazed window to rear, night storage heater, access to loft.

BATHROOM: Bath with electric shower over, WC, wash hand basin, heated towel rail, extractor fan, skylight.

OUTSIDE: The property is approached over external steps to the first floor, there is allocated parking for one vehicle and communal drying area.

SERVICES: Mains water, electricity and drainage.

LEASE: 999 years from 25/03/1993.

CHARGES: Ground rent: £50 pa. Service Charges: 2023/2024 was £518 pa to including buildings insurance and maintenance.

DIRECTIONS: Via "What3Words" app: [///calculate.learns.noble](https://www.what3words.com/#!/calculate.learns.noble)

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete tiled roof.

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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