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Putting your home on the map

**Roscadghill Parc,
Heamoor, Penzance**

**£105,000
Leasehold**





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Property Introduction

This well proportioned first floor flat requires cosmetic updating and is brought to the market with no forward chain.

A private entrance hall and staircase lead to the flat which comprises a generous lounge, kitchen, bathroom and two bedrooms (one double and one single).

The flat is double glazed and warmed via gas central heating to radiators. There is a residents parking area and communal green to the front.

Location

Heamoor benefits from junior and secondary schooling along with a convenience store, fish and chip shop and 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

Paneled door to:-

ENTRANCE HALL

Stairs rising to:-

LANDING

Smoke alarm. Access hatch to loft. Doors to:-

LOUNGE 12' 9" x 11' 0" (3.88m x 3.35m)

Double glazed window to front. Radiator.

KITCHEN 10' 0" x 9' 0" (3.05m x 2.74m)

Fitted with a range of wood effect wall and base cupboards with roll edge worksurfaces over. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Double glazed window to the rear.

BEDROOM ONE 10' 11" x 9' 6" (3.32m x 2.89m)

Double glazed window to front. Radiator.

BEDROOM TWO 10' 0" x 5' 9" (3.05m x 1.75m)

Double glazed window to the rear. Radiator.

BATHROOM

Fitted with a white suite comprising paneled bath, low level WC and pedestal wash handbasin. Obscure double glazed window to rear. Radiator.

OUTSIDE FRONT

To the front of the property there is a lawned garden.

SERVICES

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

AGENTS NOTES

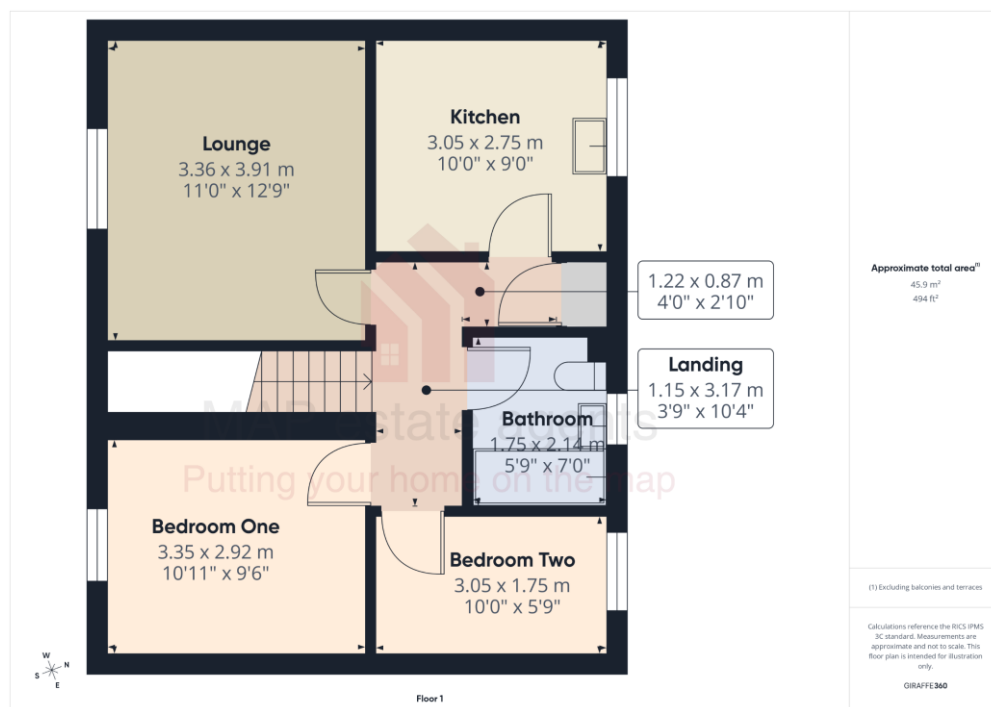
Council Tax band 'A'. A new 999 year lease will be granted. There is a service charge of £74.82 per annum and a building insurance of £125.48 per annum. The buyer will be required to take a share of the freehold upon the sale of the last flat in the block. The property cannot be used as a holiday let.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Self contained first floor flat
- Two bedrooms
- Well proportioned accommodation
- Gas central heating
- Double glazed
- 999 year lease to be created
- Cosmetic updating required
- No chain sale

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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