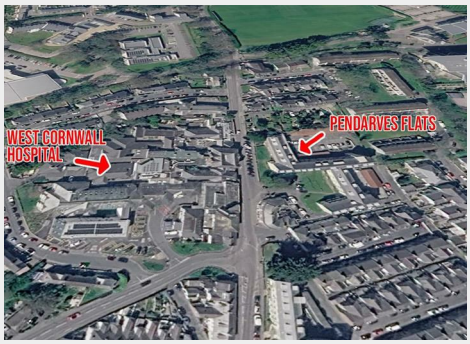
# 46 Pendarves Flats St. Clare Street, Penzance, Cornwall, TR18

## Auction Guide Price +++ £70,000














- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- LEASEHOLD 2 BED FLAT
- EX RENTAL | COSMETIC UPDATING
- SCOPE FOR £10,200 PA INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – Leasehold FIRST FLOOR purpose built 2 BED FLAT | Ex Rental for COSMETIC UPDATING | Scope for £10,200 INCOME pa

# 46 Pendarves Flats St. Clare Street, Penzance, Cornwall, TR18 2PL

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 46 Pendarves Flats, St. Clare Street, Penzance, Cornwall TR18 2PL

Lot Number TBC

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE PROPERTY

A Leasehold first floor 2 bedroom flat in in this purpose built block just moments from West Cornwall Hospital.
557 Sq Ft of accommodation comprising entrance hall, open plan kitchen diner / living space, bedroom 1, bedroom 2, bathroom.
Sold with vacant possession.

Tenure - Leasehold
Council Tax - A
EPC - C
Management Fees - Service charge £487.14 pa | Buildings insurance £73.28 pa
Lease length - New 999 year Lease

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

### THE OPPORTUNITY

INVESTMENT CLOSE TO HOSPITAL | £10,200 PA

The flat has excellent rental potential being adjacent to West Cornwall Hospital and close to the Town Centre.
NB - There will be a clause in the lease that the flats cannot be used for holiday / short term letting but can, with prior consent, be used for resdiential letting on a APT.
Permission will be required for the keeping of pets.

Local agents advise the potential rental income for the renovated studios is £850 pcm
Total potential income £10,200 pa

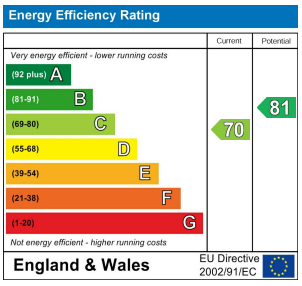
EX RENTAL | COSMETIC UPDATING

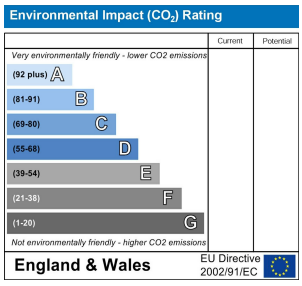
The properties has been let for many years and would now benefit from cosmetic updating but with scope for investment or break up in this popular central location.

## Floor plan




## EPC Chart





hollis morgan

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