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Putting your home on the map

Bowjey Court, Newlyn

Guide Price £125,000

Leasehold







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Property Introduction

Set on the second floor of the development, this two bedroomed flat boasts commanding views over Mount's Bay, Newlyn Harbour and St. Michael's Mount. Internally there is a generous living room, a kitchen/diner, two bedrooms and a shower room.

To the rear of the flats there is a resident's permit parking area, communal garden and communal washing lines.

Offered to the market with NO FORWARD CHAIN, the property cannot be used for holiday letting due to a clause in the lease but would make a fabulous home for someone to watch the marine activity within this popular fishing village.

Location

Newlyn has a rich history in the fishing industry and many boats land their catch of the day at the harbourside. Newlyn has become a popular place to visit as it has a selection of art galleries along with a cinema and a number of restaurants serving fine food.

You can also enjoy the sea front and take the fifteen minute level walk into the larger market town of Penzance. Penzance has a wide range of retail outlets and bus and train stations to connect further afield if needed.

ACCOMMODATION COMPRISES
Glazed panel front door to:-

ENTRANCE HALL
Telephone entry system. Radiator. Wall mounted consumer unit. Doors to:-

LIVING ROOM 13' 8" x 11' 9" (4.16m x 3.58m)
Double glazed window to front gaining sea view. Radiator. Laminate flooring.

KITCHEN 10' 11" x 7' 10" (3.32m x 2.39m) maximum measurements
Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit.

Space for cooker. Space for washing machine. Radiator. Double glazed window to rear. Built-in cupboard housing gas combination boiler.

BEDROOM ONE 11' 8" x 10' 7" (3.55m x 3.22m)
Double glazed window to front with view over Newlyn Harbour. Radiator. Built-in cupboard.

BEDROOM TWO 11' 2" x 7' 4" (3.40m x 2.23m)
Double glazed window to rear. Radiator.

SHOWER ROOM
Fitted with a walk-in shower enclosure housing electric shower unit, low level WC and pedestal wash handbasin. Obscure double glazed window to rear. Radiator.

OUTSIDE
There is a communal garden to the rear with a communal washing line as well as a resident's permit parking area.

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

AGENT'S NOTES
The Council Tax band is band 'A'.

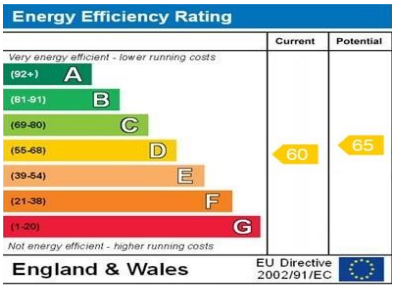
LEASEHOLD INFORMATION
The property is being sold with a new 999 year lease. The service charges are currently £723.90 per annum and the current buildings Insurance £152.58 per annum. There is a stipulation in the title deed that the property cannot be used as a holiday let.

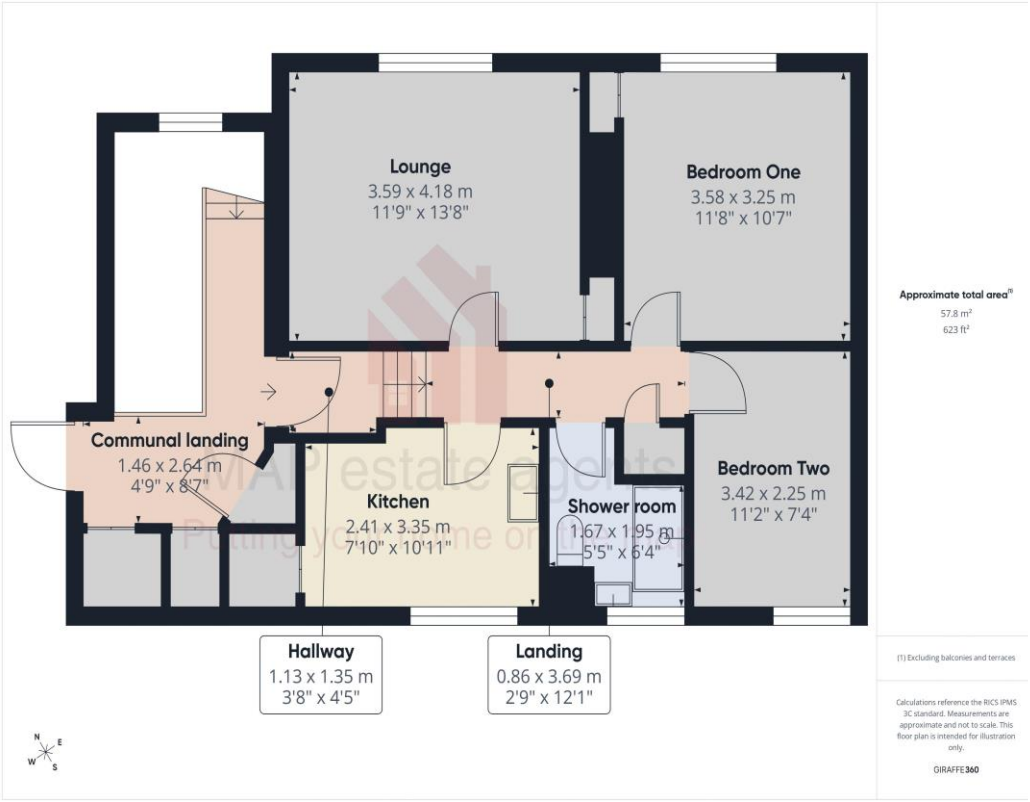
DIRECTIONS
From the Red Lion Public House proceed west along Cliff Road, passing the Fisherman's Arms and then take a sharp right turn on to Higher Green Street. Fork left on to Bowjey Hill and Bowjey Court will be seen on the right hand side. If using What3words zebra.cooked.workroom











MAP's top reasons to view this home

- Glorious sea views
- Second floor apartment
- Two bedrooms
- Spacious living room
- Kitchen/diner
- Communal gardens
- Residents permit parking
- New 999 year lease

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
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