



3 Harbour Court, Abbey Slip,  
Penzance, Cornwall, TR18 2LS







**3 HARBOUR COURT, ABBEY SLIP, PENZANCE, CORNWALL, TR18 2LS**

**£240,000 LEASEHOLD**

**\* HARBOUR SIDE LOCATION \* ONE DOUBLE BEDROOM \* LOUNGE/DINING ROOM \***

**\* KITCHEN \* BATHROOM \* TERRACE AND REAR COURTYARD \***

**\* SECURE PARKING \* NO ONWARD CHAIN \* VIEWING RECOMMENDED \***

**\* EPC = E \* COUNCIL TAX BAND = A \* APPROXIMATELY 42 SQUARE METRES \***

Situated on the water's edge of Penzance Harbour and within level walk of both the bus and train station and close to the town centre, is this beautifully presented one bedroom ground floor apartment, offered for sale with no onward chain and enjoying views over the aforesaid harbour. The accommodation comprises of level entrance into lounge/dining room, kitchen, bathroom and double bedroom with fitted wardrobes. The apartment benefits from a terrace to the front and enclosed area of courtyard to the rear and secure garage. This ground level apartment will be suited as a main dwelling, investment or harbour side holiday let.

**TERRACED COVERED ENTRANCE:** Fully glazed front door which leads to the:

**LOUNGE/DINING ROOM:** 15' 5" x 11' 0" (4.70m x 3.35m) Fully glazed door and floor to ceiling, window to front, engineered oak floor, night storage heater, door to:

**HALLWAY:** Engineered oak floor, large storage cupboard with hanging rail and electric consumer panel, second cupboard housing factory lagged copper cylinder with immersion heater, doors to:

**KITCHEN:** 11' 7" x 6' 1" (3.53m x 1.85m) Engineered oak floor, double glazed window to front overlooking the inner harbour and the dock across the harbour to St Michael's Mount, well fitted with a range of floor and wall units, worktops with tiled splashback and inset Rolvedge hob with extractor over, inset oven, space and plumbing for washing machine and fridge.

**BATHROOM:** White three piece suite comprising panelled bath with Mira Shower over and glass screen, low level WC and wash hand basin, Travertine marble wall and floor tiles, fitted down light, extractor fan, chrome wall mounted ladder style heated towel rail.

**BEDROOM:** 10' 10" x 10' 6" (3.30m x 3.20m) Engineered oak floor, double glazed window to rear courtyard with potential doorway, range of mirrored wardrobes to one wall with hanging rail and shelf, electric wall heater.

**OUTSIDE:** To the front of the property is a paved terrace and an enclosed courtyard. Terrace to the front is ideal for seating out and looking over the harbour to Mount's Bay in the distance. Allocated parking space garage.

**SERVICES:** Mains water, electricity and drainage.

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

**LEASE:** 999 from the 5th September 1986.

**CHARGES:** Service charge: £515.53 pa. Ground rent: £50 pa

**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



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)