



29 Mount's Bay Lodge, New Town  
Lane, Penzance, Cornwall, TR18  
2FJ



Marshall's  
ESTATE AGENTS







**29 MOUNT'S BAY LODGE, NEW TOWN LANE, PENZANCE, CORNWALL, TR18 2FJ**

**£220,000 LEASEHOLD**

**\* ONE DOUBLE BEDROOM \* LOUNGE/DINING ROOM \* KITCHEN WITH FITTED APPLIANCES \***

**\* BALCONY \* COMMUNAL LOUNGE \* NO ONWARD CHAIN \***

**\* AVAILABLE FOR OVER 60'S \* CLOSE TO TOWN CENTRE AND HARBOUR \***

**\* EPC = C \* COUNCIL TAX BAND = B \* APPROXIMATELY 47 SQUARE METRES \***

A nicely presented one bedroom third floor, retirement apartment, exclusively available for over 60's, located within close proximity of the town centre, train and bus stations and Penzance Harbour. The accommodation comprises of an open plan lounge/dining room, a double bedroom with fitted wardrobes, of which the lounge has access onto a balcony overlooking the rear of the property and the residents patio. There is also a shower room and the property is offered for sale with no onward chain. The property is offered for sale with no onward chain and was constructed in 2017 by Churchill Retirement Living, which specialises exclusively in the development of purpose built apartments for those looking for an independent, safe and secure lifestyle. All the properties are to an NHPC standard with the remainder of a 10 year home warranty. The development itself offers a communal lounge, guest suite and patio gardens to the rear, with secure intercom system to access the building.

Communal intercom access to doorway into:

**GROUND FLOOR COMMUNAL HALLWAY:** Lift leading to the third floor, door into:

**APARTMENT:** Hallway, radiator, walk in cupboard housing electric boiler and fitted shelving, doors to:

**OPEN PLAN LOUNGE/KITCHEN:** 18' 0" x 14' 4" (5.49m x 4.37m) Radiator, electric fire on stone surround, double glazed doors onto balcony. Door to:

**KITCHEN:** 7' 8" x 7' 5" (2.34m x 2.26m) Double glazed window to rear, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, integral fridge, freezer, oven and hob with extractor over, washing machine.

Door from hallway leads to:

**BEDROOM:** 15' 8" x 9' 2" (4.78m x 2.79m) Double glazed window, radiator, built in wardrobe.

**SHOWER ROOM:** WC, vanity wash hand basin, fully tiled shower cubicle, heated towel rail, extractor fan, illuminated vanity mirror.

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

**LEASE:** TBC

**CHARGES:** TBC

**AGENTS NOTES:** Whenever the property is resold, the seller will need to contribute 1% of the sale price into the contingency fund. We understand from Openreach website that Superfast Fibre 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 tiled roof. All occupiers of the apartment have use of the communal lounge and terraced gardens to the rear.

**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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