



25 Ocean Blue Apartments,
Jennings Street, Penzance,
Cornwall, TR18 2GZ



Marshall's
ESTATE AGENTS









25 OCEAN BLUE APARTMENTS, JENNINGS STREET, PENZANCE, CORNWALL, TR18 2GZ

£190,000 LEASEHOLD

*** DOUBLE BEDROOM * LIVING ROOM ***

*** FITTED KITCHEN WITH INTEGRATED APPLIANCES * LUXURY SHOWER ROOM ***

*** ENGINEERED OAK FLOORING WITH UNDERFLOOR HEATING * DOUBLE GLAZING ***

*** GAS CENTRAL HEATING * OWN BALCONY WITH BI-FOLD DOORS ***

*** SATELLITE POINT TO LIVING ROOM * FM AND DAB RADIO CONNECTIONS ***

*** QUALITY FIXTURES AND FITTINGS THROUGHOUT * VIDEO ENTRANCE SYSTEM ***

*** IDEAL FIRST TIME BUY, RETIREMENT OR INVESTMENT HOME ***

*** CONVENIENT POSITION * OWN PARKING SPACE * EPC = B * COUNCIL TAX BAND = B ***

An extremely well presented one bedroom second floor apartment located in this much sought after gated development, just off the Promenade and Penzance harbour and within close proximity of most amenities. The property is offered in good order throughout, which the present vendor have maintained a high standard and really needs to be viewed internally to appreciate to the full. Ocean Blue was built to a high specification back in 2013 with entry phone systems, electronic gated entrance and video entrance system. Number 25 Ocean Blue has easy to maintain accommodation ideal for a retired couple, first time buyer or investment. A particularly attractive feature is the balcony off the living room with bi-fold doors and a fully fitted kitchen with an array of appliances. There is reserved parking for one car and due to the popularity of properties such as this we recommend an early appointment.

Key pad entry phone to:

MAIN FOYER: Lift and staircase rising. No 25 is on the second floor.

Entrance door to:

ENTRANCE HALL: Built in cloaks cupboard, engineered oak flooring with underfloor heating, video entrance system, sunken spotlights.

LIVING ROOM: 12' 0" x 11' 5" (3.66m x 3.48m) Engineered oak flooring, underfloor heating, television point, satellite point, telephone point, FM and DAB radio connection points, sunken spotlights, bi-fold doors to:

BALCONY: 14' 0" x 3' 0" (4.27m x 0.91m) Chrome and glass balustrade.

From living room, open plan to:

KITCHEN: 7' 9" x 6' 10" (2.36m x 2.08m) Extensive range of wall and base units with inset stainless steel sink surrounded by Sile Stone worksurfaces, built in oven, four ring hob and extractor fan over, integrated fridge/freezer, dishwasher and washer/dryer, concealed worktop lighting, tiled flooring with underfloor heating, sunken spotlights.

BEDROOM: 11' 0" x 9' 2" (3.35m x 2.79m) Built in wardrobe with sliding door housing wall mounted combination gas central heating boiler, engineered oak flooring with underfloor heating, telephone point, double glazed window.

SHOWER ROOM: White suite comprising double sized shower cubicle with chrome fittings and glazed screen, wash hand basin, low level WC with concealed cistern, shelved recess with inset mirror, tiled flooring with underfloor heating, chrome towel rail, sunken spotlights.

OUTSIDE: The property is approached via electric operated gates leading to the parking area, where apartment 25 has one reserved space.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Copper Broadband (ADSL) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block under a slate roof.

NB: One cat or one dog, or a small animal in a cage could be permitted with permission from the Management Company. No caravans to be kept in the carpark No washing to be hung on the balcony.

DIRECTIONS: Via "What3Words" app: ///handfuls.swung.with

LEASE: 999 years from 2013.

CHARGES: Maintenance charges to include insurance £846.60 pa, paid montly. Ground rent: £150 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

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01736 756627

Lettings
01736 366778



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