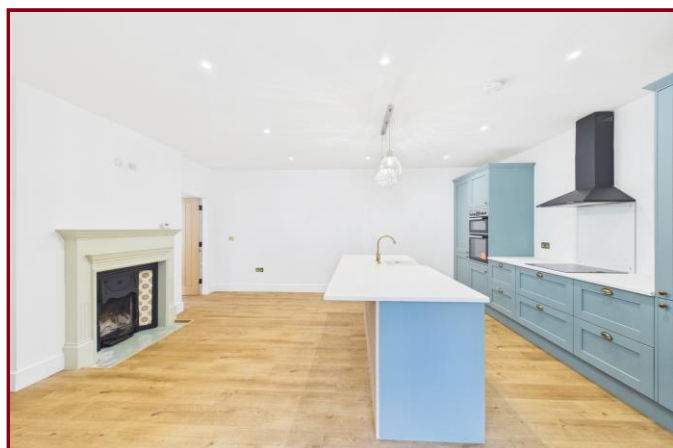




**MAP estate agents**  
Putting your home on the map

**Penare Court,  
Penare Gardens, Penzance**

**£250,000  
Leasehold**





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Penare Gardens, Penzance,**

**£250,000**

**Leasehold**

## **Property Introduction**

A stunning period apartment offering the perfect blend of character and contemporary living, finished to an exceptional standard. Penare Court provides masses of internal living space, alongside the rare benefit of two private outdoor areas.

Upon arrival, the property is accessed via a sunny west-facing decked terrace, an ideal space for relaxing or entertaining. In addition, the home enjoys a charming walled period garden with a private entrance and useful storage, with access to the apartment via an attractive wooden staircase.

The quality of the finish in this home is outstanding and difficult to overstate, combining tasteful design with careful attention to detail. The generous proportions offer the square footage more commonly associated with period houses in the area, making this apartment a truly unique offering. This home is a polished gem, perfectly balancing period charm with modern comfort.

## **Location**

Situated in a quiet residential area, this stunning apartment is ideally positioned to enjoy all that the town has to offer. Penzance town centre is just a five to ten minute walk away, while the train and bus station are less than half a mile from the property, making travel and commuting convenient. Excellent local amenities are close at hand. Humphry Davy School is located less than 500 yards away, and Truro and Penwith College, Penzance Leisure Centre, St Clare Medical Centre and West Cornwall Hospital are all within a ten-minute walk.

The apartment enjoys a superb position that offers peace and quiet away from the bustle of the town centre, yet remains close enough for everyday convenience. The main shopping streets, including Causewayhead and Market Jew Street, are within easy walking distance. Beautiful green spaces such as Penlee Park and Morrab Gardens are also nearby. These include the much-loved Penlee House Gallery & Museum and the unique Penlee Park Open Air Theatre. Chapel Street offers a wonderfully quirky atmosphere and is home to landmarks such as the historic Egyptian House and the famous Admiral Benbow pub. To the south of town lies the spectacular promenade overlooking Mount's Bay, offering flat coastal walks towards Marazion. Here you can also enjoy a swim at the iconic Jubilee Pool, an art-deco open-air bathing pool, as well as sampling the many excellent cafés and restaurants the town has to offer.

## ACCOMMODATION COMPRISES

Approached across a decked terrace, part glazed entrance door with part glazed side screen opening to:-

### ENTRANCE HALLWAY

The entrance opens into:- kitchen/utility space with a large panoramic window and double, wood glazed door leading to the eat-in kitchen and dining area.

### KITCHEN/UTILITY SPACE 9' 10" x 9' 3" (2.99m x 2.82m)

Large panoramic window, Irish sink and double, wood glazed doors leading to:-

### KITCHEN/DINING AREA 16' 1" x 14' 10" (4.90m x 4.52m)

A light and bright stunning fully fitted kitchen with breakfast bar/island and a feature fireplace and radiator. Opening to:-

### RECEPTION/SITTING ROOM 17' 9" x 11' 0" (5.41m x 3.35m)

Large sash window, radiator, TV, internet and electrical points. From here doors lead off to the family bathroom and all three double bedrooms.

### BEDROOM ONE 10' 0" x 9' 1" (3.05m x 2.77m)

Overlooking the balcony and main entrance via a pretty sash window with a radiator and west facing aspect.

### BEDROOM TWO 10' 1" x 7' 7" (3.07m x 2.31m)

Overlooking the entrance courtyard with a northly aspect from the large period sash window, radiator.

### BATHROOM

A family bathroom fully tiled with bath and shower over bath and shower screen, wash hand basin and WC. Sash window, heated towel rail and fitted vanity mirror.

### PRINCIPAL BEDROOM THREE 15' 8" x 10' 6" (4.77m x 3.20m)

Sash window with an easterly aspect and sea view. Door opening to:-

### EN-SUITE SHOWER ROM

Shower, shower screen, vanity wash hand basin unit and WC.

### OUTSIDE FRONT

To the front is a walled patio garden with a storage shed and raised beds. Wooden stairs lead up to the decked terrace where the apartments main entrance is found.

### SERVICES

Mains water, mains drainage, mains electric and mains gas.

### LEASEHOLD INFORMATION

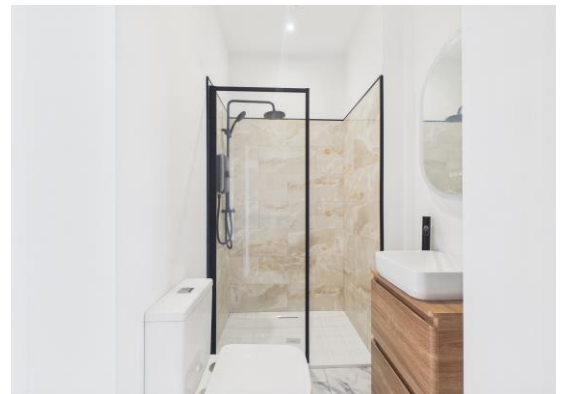
A new lease of 999 years is being created to be ready upon the sale. There will be a peppercorn rent and the service charge, which will include buildings insurance, is to be confirmed. The lease will include a share of the freehold with the one other apartment in the building.

### AGENT'S NOTE

The Council Tax band for the property is band 'C'.

### DIRECTIONS

From Marazion/ Eastern Green on the A30, proceed west towards Penzance along the coast road, keeping the seafront on your left-hand side. Continue through the Eastern Green area, passing the retail and commercial premises and following the road towards the town centre. Remain on the main road as it leads you towards Penzance, continuing along the seafront road and passing the leisure and coastal areas before reaching the main approach into the town. Follow the road as it bends slightly inland and continue in the direction of the town centre. Shortly before reaching the central shopping area, turn right into Penare Road. Proceed uphill along Penare Road for a short distance, passing residential properties on either side. After a short climb, Penare Court will be found on the left-hand side of the road. Enter the development where the property is located within the building. Visitors may find it easiest to park nearby on Penare Road before walking the short distance into the development to reach the apartment entrance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	75	80
D (55-69)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Newly renovated apartment
- Three double bedrooms
- Two bathrooms
- Offered for sale chain free
- Share of freehold
- Private outside space
- Close to town amenities
- Beautifully presented
- Two outside spaces
- Gas central heating



[sales@mapestategents.com](mailto:sales@mapestategents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestategents.com](http://www.mapestategents.com)

01209 243333 (Redruth & Camborne)

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