



8 Redinnick Gardens, Penzance,
Cornwall, TR18 4JF







8 REDINNICK GARDENS, PENZANCE, CORNWALL, TR18 4JF

£250,000 LEASEHOLD

*** TWO DOUBLE BEDROOMS * LOUNGE/DINING ROOM * KITCHEN ***

*** BATHROOM * SEPARATE CLOAKROOM * BALCONY ***

*** POPULAR RESIDENTIAL LOCATION * PARKING * CONSERVATION AREA ***

*** NO ONWARD CHAIN * EPC = C * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 84 SQUARE METRES * LEASEHOLD WITH A SHARE OF THE FREEHOLD ***

A nicely presented two bedroom first floor apartment with balcony, situated in a popular residential location within the town of Penzance. The accommodation comprises of two double bedrooms with fitted wardrobes, lounge/dining room with south facing balcony leading off, kitchen, bathroom and separate cloakroom. There is communal gardens and allocated parking space with further parking for visitors. Redinnick Gardens is a popular area within a short walk of the Promenade and conveniently placed for most amenities. There are lovely communal gardens to the front, which are maintained by the residents association.

UPVC double glazed door into:

LOBBY: Window to front, stairs rising, hallway, radiator, access to loft, doors to:

KITCHEN: 11' 6" x 8' 2" (3.51m x 2.49m) Two double glazed windows, base and wall units with worksurfaces and tiling over, one and a half bowl stainless steel sink unit, electric oven, gas hob with filter over, space for washing machine and undercounter fridge, radiator, two cupboards, one housing boiler.

LOUNGE/DINING ROOM: 16' 3" x 11' 9" (4.95m x 3.58m) Double glazed patio doors onto south facing balcony with sea glimpses and views towards Newlyn, double glazed window to side, radiator, gas fire (not tested), built in cupboard.

BEDROOM ONE: 12' 11" x 11' 8" (3.94m x 3.56m) Double glazed window, radiator, built in wardrobes.

BEDROOM TWO: 14' 1" x 9' 7" (4.29m x 2.92m) Two double glazed windows, radiator, built in wardrobes.

BATHROOM: Internal window, extractor fan, bath with electric shower over, pedestal wash hand basin, radiator.

SEPARATE CLOAKROOM: WC, extractor fan.

OUTSIDE: South facing balcony off the lounge, own parking space. To the front of the property there is a privately owned lawned area along with access to communal gardens, which are maintained by the local residents association at a cost of approximately £250 pa per property.

NB: 997 years lease from 10/04/2007. There is a covenant within the deeds stating that no business can be run from the property, which includes holiday letting. 50/50 responsibility for any external repairs.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///stopwatch.snappy.siblings

AGENTS NOTES: We understand from Openreach website that Full Fibre Broadband (FTTP) 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.

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.

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