

MAP estate agents

Putting your home on the map

Moorland Close,
Pendeen, Penzance,

Guide Price £110,000
Leasehold







Moorland Close,
Pendeen, Penzance

Guide Price £110,000
Leasehold

Property Introduction

Offered for sale chain-free and requiring some cosmetic updating, this two bedroom ground floor flat offers well proportioned accommodation.

The accommodation comprises of a spacious lounge, kitchen, two bedrooms and a bathroom.

To the outside, there is a generous lawned garden to the rear incorporating useful block-built store. To the front there is a small area of lawned garden.

A resident's parking area can be found to the front of the property. We feel that this property is ideal for first-time buyers.

Location

Pendeen is situated near the coast and has a historic reputation for smuggling activities as well as being located near the World famous Geevor tin mine. The South West Coast Path is less than a mile away in addition to a number of local footpaths for exploring the surrounding countryside and rugged coastline in this Area of Outstanding Natural Beauty. St Just lies just three miles distant and has a wide range of retail outlets along with primary and secondary schooling, a doctor's surgery and Cape Cornwall Golf Club with its spectacular scenery and eighteen-hole golf course.

Penzance, the largest town in West Cornwall, lies approximately eight miles distant and here, one will find a mainline Railway Station and a wide range of retail outlets, along with a beautiful promenade which takes in the stunning sea views over Mount's Bay.

ACCOMMODATION COMPRISES

Panel door opening to:-

ENTRANCE PORCH

Wall-mounted consumer unit. Door to:-

INNER HALL
Night storage heater. Doors off to:-

KITCHEN 10' 7" x 6' 11" (3.22m x 2.11m) plus doorway recess
uPVC double glazed window to the rear. Fitted with a matching range of wall and base units having adjoining roll top edge working surfaces and incorporating an stainless steel single drainer sink unit. Space for cooker and space and plumbing for washing machine. Night storage heater.

LOUNGE 12' 5" x 12' 2" (3.78m x 3.71m)
uPVC double glazed window to the rear. Night storage heater and cupboard housing immersion tank.

BEDROOM ONE 12' 4" x 10' 5" (3.76m x 3.17m)
uPVC double glazed window to the front. Night storage heater.

BEDROOM TWO 11' 8" x 7' 3" (3.55m x 2.21m)
uPVC double glazed window to the front. Night storage heater.

BATHROOM
uPVC double glazed window to the side. Fitted with a white suite comprising of a panel bath, close coupled WC and pedestal wash hand basin. Complementary wall tiling.

SERVICES
To the outside, there is a generous lawned garden to the rear incorporating useful block-built store.

To the front there is a small area of lawned garden.

LEASEHOLD INFORMATION
The property is being sold with a new 999-year lease. The annual service charge is currently £5.45 and the buildings insurance is currently £152.58 per annum.

SERVICES
Mains water, mains electricity and mains drainage.

AGENT'S NOTES
The Council Tax Band for this property is Band 'A'. Please note that the property cannot be used as a holiday let.

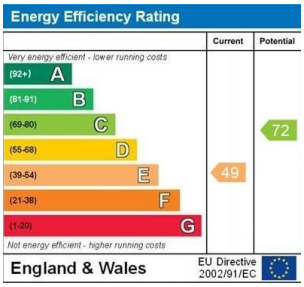
DIRECTIONS
From the 'Spar' shop in Pendeen, proceed westerly on Boscaswell Road and then take the second turning on the left into Moorland Close. The property will then be identified on the left-hand side. If using What3words: resonated.ever.tenses













MAP's top reasons to view this home

- Ground floor apartment
- Two bedrooms
- Generous lounge
- Separate kitchen
- Private tiled patio to the rear
- New 999-year lease
- Gardens and garden store
- Double glazed, chain-free sale

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.