



Calver Close

Penryn

TR10 8SG

Offers In Excess Of
£160,000

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- EXPECTED RENTAL INCOME OF £900 PCM EQUATING TO 6.7% RENTAL YIELD
- ALLOCATED PARKING SPACE
- MOVE-IN READY CONDITION
- 999 YEAR LEASE GRANTED IN 2007
- DOUBLE GLAZING THROUGHOUT
 - COUNCIL TAX BAND A
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 495.13 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this deceptively spacious ground floor apartment, ideally suited for first-time buyers or investors alike. Offered with no onward chain, this well-maintained home provides a fantastic opportunity to step onto the property ladder or expand a rental portfolio with ease.

Inside, the apartment boasts a spacious and light-filled living room, perfect for relaxing or entertaining guests. The fitted kitchen is thoughtfully designed to make the most of the space, offering both functionality and style. The property also features a comfortable double bedroom and a well-appointed bathroom, ensuring all the essentials are in place for modern living. Additionally, the convenience of allocated parking is a welcome bonus.

For investors, this property offers an expected rental income of approximately £900 per calendar month, which equates to a strong rental yield of around 6.7%, making it an attractive and high-performing addition to any portfolio.

A 999-year lease was granted in 2007, providing long-term security, and the property is connected to all mains services. It also benefits from falling under Council Tax Band A, offering low ongoing costs for either owner-occupiers or tenants.

Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

Penryn is a historic and charming Cornish town that beautifully blends heritage with modern living. Known for its narrow winding streets, characterful architecture, and welcoming community, Penryn offers a unique lifestyle that's rich in culture and convenience. The town is one of Cornwall's oldest, with a fascinating maritime history that's still evident in its buildings and waterfront. Today, it's a vibrant hub with a growing creative scene, independent shops, cosy cafés, and artisan eateries, making it a popular choice for both locals and newcomers alike. Penryn is also home to part of the University of Exeter's Cornwall campus and Falmouth University, giving the town a lively and youthful energy. With excellent public transport links, including a train station with direct connections to Truro and beyond, and close proximity to the bustling harbour town of Falmouth, Penryn offers a fantastic balance of peaceful living with easy access to urban and coastal attractions.

THE ACCOMMODATION COMPRISES

All dimensions are approximate.

ENTRANCE HALLWAY

Skimmed ceiling. Coving. Smoke alarm. Two built-in storage cupboards, one

of which housing the consumer unit. Thermostat. Telecoms system. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

BEDROOM

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Radiator. Telephone point. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

Skimmed ceiling. Coving. Extractor fan. Frosted double glazed window to the front aspect. Splash-back tiling. Electric shower over the bath. Wash basin. Shaver point. Heated towel rail. W.C. Skirting. Vinyl flooring.

LOUNGE

Skimmed ceiling. Coving. Full length double glazed windows to the front aspect. Two radiators. Telephone point. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

Skimmed ceiling. Coving. Smoke alarm. Extractor fan. Two double glazed windows to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Wall mounted Worcester gas boiler. Splash back tiling. Integrated oven and four ring gas hob with extractor hood over. Stainless steel wash basin with drainage board. Space for under counter washing machine, tumble dryer and fridge freezer. Multiple plug sockets. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

SERVICES

The property is connected to mains water, electricity, gas, and drainage, and falls within Council Tax Band A.

TENURE

This property is leasehold and is subject to a 999-year lease that commenced in 2007, leaving approximately 981 years remaining. It carries an annual ground rent of £200, along with a service charge of £1,438.36 per annum.

PARKING

This property has allocated parking for one vehicle. An abundance of off street parking can also be found close by.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 981 years remaining (999 years from 2007)

Ground rent: £200 pa

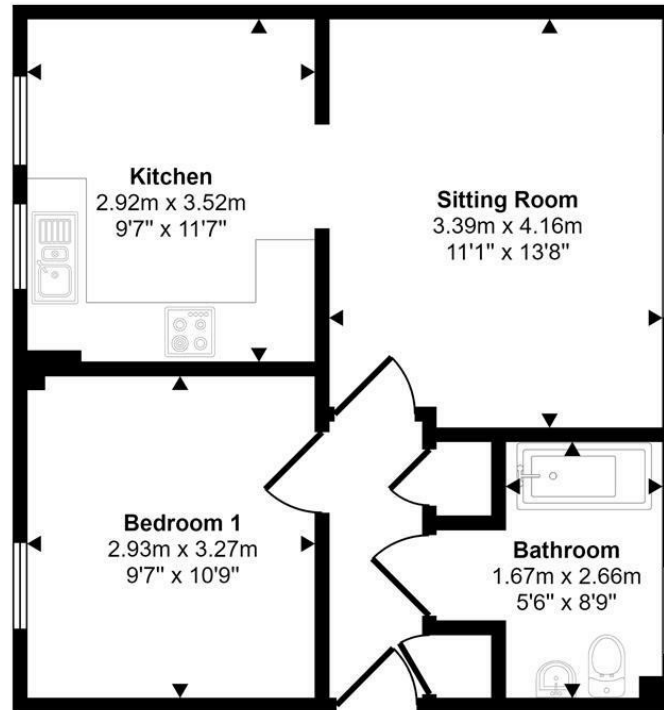
Service charge: £1438.36 pa



Property type: Flat
 Property construction: Standard construction
 Energy Performance rating: C
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Mains gas-powered central heating is installed.
 Heating features: Double glazing
 Broadband: ADSL copper wire
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
 Parking: Allocated, Off Street, and Private
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: Level access
 Coal mining area: No
 Non-coal mining area: Yes
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
45 sq m / 487 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

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