



Flat 2, 5 Penare Road, Penzance,
Cornwall, TR18 3AJ

FLAT 2, 5 PENARE ROAD, PENZANCE, CORNWALL, TR18 3AJ

£85,000 LEASEHOLD

*** OPEN PLAN LIVING AREA * SEPARATE SHOWER ROOM ***

*** GAS CENTRAL HEATING * GOOD DECORATIVE ORDER * CENTRAL TOWN POSITION ***

*** IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY ***

*** VIEWING RECOMMENDED * EPC = C * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 21 SQUARE METRES ***

A very well presented ground floor studio apartment with fitted kitchen and separate shower room. There is a small seating area to the front of the property. Internal viewing is recommended. Ideal investment purchase with no onward chain.

Double glazed stable door to:

OPEN PLAN LIVING AREA/KITCHEN: 14' 10" x 10' 3" (4.52m x 3.12m) Laminate flooring, two radiators, wall mounted combination central heating boiler. Open plan to kitchen area: stainless steel inset single drainer sink unit, built in electric oven and four ring electric hob with extractor hood above, tiled splashback, wall and base units, space for fridge, plumbing for washing machine.

SHOWER ROOM: White suite comprising low level WC, wash hand basin, shower unit with chrome mixer, tiled wall and flooring, extractor fan.

OUTSIDE: Shared courtyard to the front.

LEASE: 999 years from 2006.

CHARGES: TBC

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Copper Broadband is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of

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

Hayle
01736 756627

Lettings
01736 366778

