



ANDREW
EXELBY
ESTATE AGENTS

Cape Cornwall, nr St Just TR19

Guide Price £270,000

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- TWO BEDROOM FIRST FLOOR APARTMENT
- UNINTERRUPTED SEA & CAPE CORNWALL VIEWS
- SECOND HOME/HOLIDAY LET - EXEMPT FROM COUNCIL TAX PREMIUM
- FULLY REFURBISHED BY CURRENT OWNERS
- SMART & STYLISH FINISH THROUGHOUT
- SOLID WOOD FLOORS IN LIVING SPACE
- NO ONWARD CHAIN / CHAIN FREE
- EXEMPT FROM COUNCIL TAX PREMIUM
- EPC - D
- COUNCIL TAX BAND - B



Holiday apartment in a stunning location overlooking Cape Cornwall - fully refurbished by the current vendors - Parking - Communal Garden Areas - Finished to an Excellent Standard!





Nanpean Barn, Cape Cornwall, St. Just, Penzance, TR19

Approximate Area = 529 sq ft / 49.1 sq m
For identification only - Not to scale



FIRST FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickreom 2026. Produced for Andrew Exelby Estate Agents. REF: 1409048



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	