



Marshall's

ESTATE AGENTS



Apartment 17, Kenegie Manor,
Gulval, Penzance, Cornwall, TR20
8YN







APARTMENT 17, KENEGIE MANOR, GULVAL, PENZANCE, CORNWALL, TR20 8YN

£225,000 LEASEHOLD

*** TWO BEDROOMS * OPEN PLAN LOUNGE/DINING ROOM/KITCHEN ***

*** FITTED APPLIANCES * BATHROOM * COMMUNAL GARDENS ***

*** PERIOD FEATURES * GRADE II LISTED * NO ONWARD CHAIN ***

*** RESIDENTS PARKING * USE OF ON SITE FACILITIES ***

*** EPC = C * COUNCIL TAX BAND = A * APPROXIMATELY 70 SQUARE METRES ***

A nicely presented two bedroom first floor apartment, situated within the former Kenegie Manor, on the outskirts of Gulval. The accommodation comprises of two bedrooms and bathroom with open plan lounge/dining room/kitchen. This Grade II Listed property retains many period features throughout, incorporating multi pane double glazed mullioned windows and communal gardens to both the front and rear. The property has residents parking and is located within the Kenegie Manor site and the owners of the apartment get the use of all on site facilities. A viewing is highly recommended.

External steps lead to double wooden door into:

COMMUNAL HALLWAY: Built in cupboard, door to:

APARTMENT 17:

HALLWAY: Night storage heater, coved ceiling, doors to:

OPEN PLAN LOUNGE/KITCHEN/DINING AREA: 23' 4" x 13' 6" (7.11m x 4.11m) Two multi pane double glazed mullioned windows to front and side, two night storage heaters, wood panelling, high vaulted ceiling. Kitchen is fitted with base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, plumbing for washing machine, electric hob, cooker, extraction fan, integral fridge/freezer, tiled floor, cupboard housing hot water tank.

BEDROOM ONE: 14' 11" x 14' 0" (4.55m x 4.27m) Double glazed multi paned mullioned window to front, night storage heater, vaulted ceiling.

BEDROOM TWO: 8' 9" x 8' 8" (2.67m x 2.64m) Double glazed multi paned mullioned window to side, night storage heater, high vaulted ceiling.

BATHROOM: Fully tiled walls and floor, pedestal wash hand basin WC, bath with mains shower over, extractor fan, heated towel rail, wall mounted electric heater.

OUTSIDE: The manor is surrounded by landscaped communal gardens with areas laid to lawn, established flower borders and central circular gravelled seating area to the rear. The owners of the apartment also have use of on site facilities of the Kenegie Manor Holiday site and there is ample residents parking.

CHARGES: Service charge: £1,050.00 pa. Ground Rent: £2,477.24 pa. Insurance: £1,90.21 pa.

LEASE: 999 from 1st June 2006.

DIRECTIONS: Via "What3Words" app: ///comb.detriment.conspired

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of granite under a slate 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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