



MAP estate agents
Putting your home on the map

**Pendennis Road,
Penzance**

**£115,000
Leasehold**





**Pendennis Road,
Penzance**

**£115,000
Leasehold**

Property Introduction

This one bedroom first floor flat is being offered to the market with no onward chain.

The well proportioned accommodation briefly comprises of a lounge, a double bedroom, a bathroom and a kitchen. The property is double glazed and warmed via gas central heating supplying radiators.

The property has a pleasant view to the front over a green and a courtyard style garden to the front and side.

We feel that this property makes a fabulous home for first-time purchasers with some cosmetic updating required.

Location

Pendennis Road is very conveniently positioned on the north eastern side of the town giving good access to local schools, the town and mainline Railway Station which has direct links to London Paddington and the north of England.

Penzance offers a comprehensive range of shops, commercial and leisure facilities, including the lovely promenade and seafront and busy harbour area where there are sailing and canoe clubs.

There are beaches at Eastern Green and Long Rock which link Penzance to Marazion and St Michael's Mount.

ACCOMMODATION COMPRISES

Double glazed panelled door to:-

ENTRANCE HALL

Stairs rising to:-

INNER HALL

Double glazed window to the side. Shelled cupboard housing wall-mounted gas boiler, cloak cupboard, smoke alarm and access to loft. Radiator. Doors off to:-

LOUNGE 14' 11" x 10' 1" (4.54m x 3.07m)

Double glazed window to the front overlooking the green. Radiator. Door to:-

KITCHEN 10' 9" x 6' 1" (3.27m x 1.85m)

Double glazed window to the rear. Fitted with a matching range of light wood effect wall and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit. Space for cooker, space and plumbing for washing machine and space for fridge/freezer. Door to inner hall. Radiator.

BEDROOM 11' 8" x 10' 6" (3.55m x 3.20m) maximum measurements

Double glazed window to the front. Built-in cupboard and radiator.

BATHROOM

Obscure glass double glazed window to the rear. Fitted with a white suite comprising of a panelled bath with electric shower unit over, wall-mounted wash hand basin and low level WC. Radiator.

OUTSIDE

To the front of the property, there is a gravelled courtyard style garden overlooking the green. There is also an additional garden to the side of the property.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

LEASEHOLD INFORMATION

A new 999-year lease will be granted. The service charge is £161.85 per annum. Buildings Insurance: £125.48. A condition of the lease is that holiday letting is not permitted.

AGENT'S NOTES

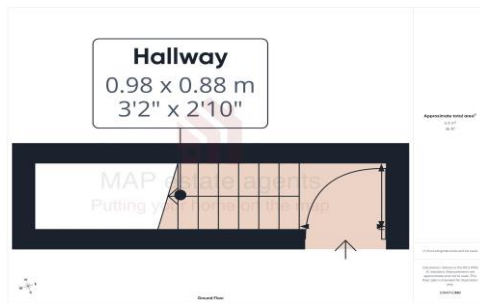
The Council Tax Band for this property is Band 'A'. Please note, the buyer will be required to take a share of the freehold when the last flat in the block is sold.

DIRECTIONS

From the top of Causewayhead, turn right into Taroveor Road and then left into Tolver Road which leads into Tolver Place, off which you turn right into Empress Avenue. Follow the road around to the left onto Barwis Hill. At the top, turn right following the road around a left-hand bend and at the junction, go straight across into Castle Road which leads in turn to Pendennis Road. The property will be identified on the brow of the hill situated in the apartment block behind the green. If using What3words: bulletins.hosts.doghouse

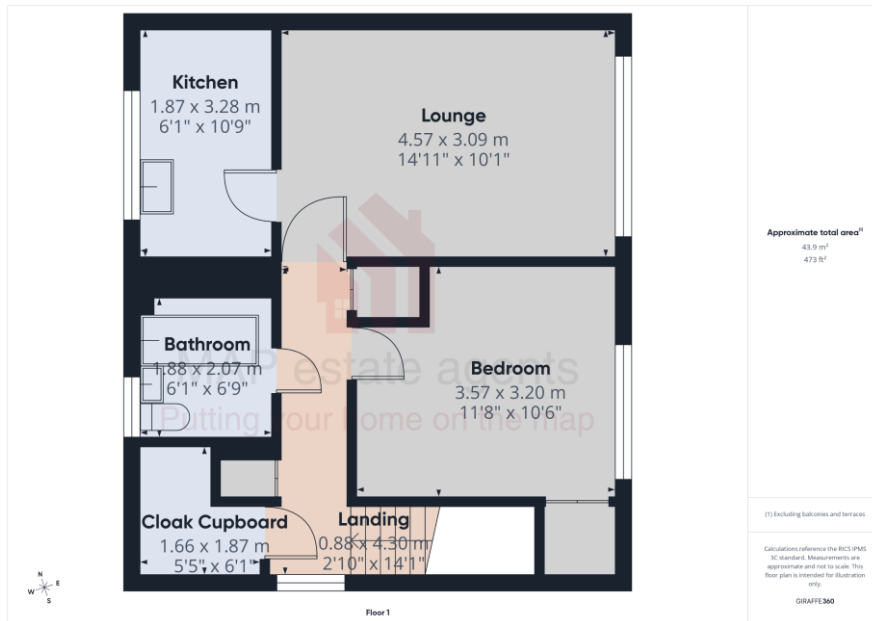


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Self-contained first floor flat
- New 999-year lease
- Double bedroom
- Gas central heating
- Courtyard garden to the front and side
- Views over the green
- Generous lounge
- Separate kitchen
- Ample storage
- Chain-free sale



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.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)

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.