



MAP estate agents
Putting your home on the map

**Penalverne Crescent,
Penzance**

**£100,000
Leasehold**





Penalverne Crescent, Penzance

**£100,000
Leasehold**

Property Introduction

An excellent opportunity to acquire a one-bedroom ground-floor property situated in a convenient residential location in Penzance.

The property is ideally suited to a first-time buyer, investor or purchaser looking for a project with scope to create a comfortable home.

The accommodation comprises one bedroom, one reception room, a separate shower room and a kitchen whilst the property also benefits from a private rear garden which provides valuable outside space and further enhances the property's appeal.

The accommodation is in need of modernisation and refurbishment, offering the incoming purchaser the opportunity to update and personalise the property to their own requirements.

Location

Penalverne Crescent is conveniently positioned for access to the amenities of Penzance, including local shops, cafés, restaurants and transport links. Penzance railway station and the town centre are within easy reach, while the seafront and coastline are also readily accessible. Penzance is a thriving town and is the largest in West Cornwall and offers a wide range of retail outlets with many independent shops alongside the larger chain stores.

The town has a wonderful promenade which takes in the stunning sea views over Mounts' Bay, located at the end of the promenade is the Jubilee Pool, an open-air large Art Deco pool with a newly installed thermal pool. Other attractions include Morrab Gardens, it's a wonderful park with a fountain, sub-tropical trees and a band stand. Also in the town is Penlee Park which has a children's play area, tennis club and a museum.

ACCOMMODATION COMPRISES

Double glazed dual glass panelled door with storm porch over opening to:-

ENTRANCE VESTIBULE

Wooden door with glazed upper glass panel opening to:-

LOUNGE 15' 1" x 11' 6" (4.59m x 3.50m) maximum overall measurements

Double glazed window with front garden aspect. Radiator. Laminate wood effect flooring. Door to kitchen and door to:-

BEDROOM 9' 7" x 8' 11" (2.92m x 2.72m) maximum measurements

Laminate wood effect flooring and double glazed window to front aspect. Radiator.

KITCHEN 12' 10" x 5' 3" (3.91m x 1.60m)

Assorted low level kitchen units with worktop over incorporating a sink. Boiler and radiator. Two double glazed windows with rear aspect and access off to:-

REAR VESTIBULE

Part glazed door to outside garden space and sliding door to:-

SHOWER ROOM

Corner sink, shower unit and low level WC. Rear facing frosted glazed window.

SERVICES

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

AGENT'S NOTES

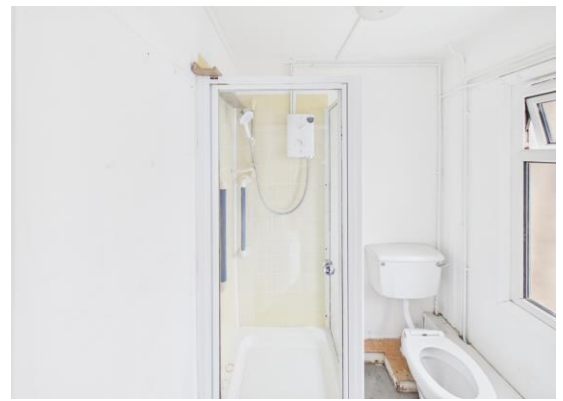
The Council Tax band for the property is band 'A'. Please note, there will be a right of access across the path to the front door of No.14. Please note that the property cannot be used as a holiday let and a business cannot be run from the property.

LEASEHOLD INFORMATION

A new 999 year lease will be granted. The current service charge will be £77.63 per annum, the annual buildings insurance is currently £125.48. A sinking fund/management charge clause will be added that invoices are payable on demand which may include these items. A clause will be added that the buyer must take a share of the freehold on the sale of the last flat.

DIRECTIONS

From the top of Causeway head proceed north towards West Cornwall Hospital. Take the next left turn on to Penalverne Drive and then take the fourth turning right on to Penalverne Crescent. Continue to the end of the road and the property will be seen after the turning to Penalverne Place on the left-hand side. If using What3words:-scoring.unlisted.pulp

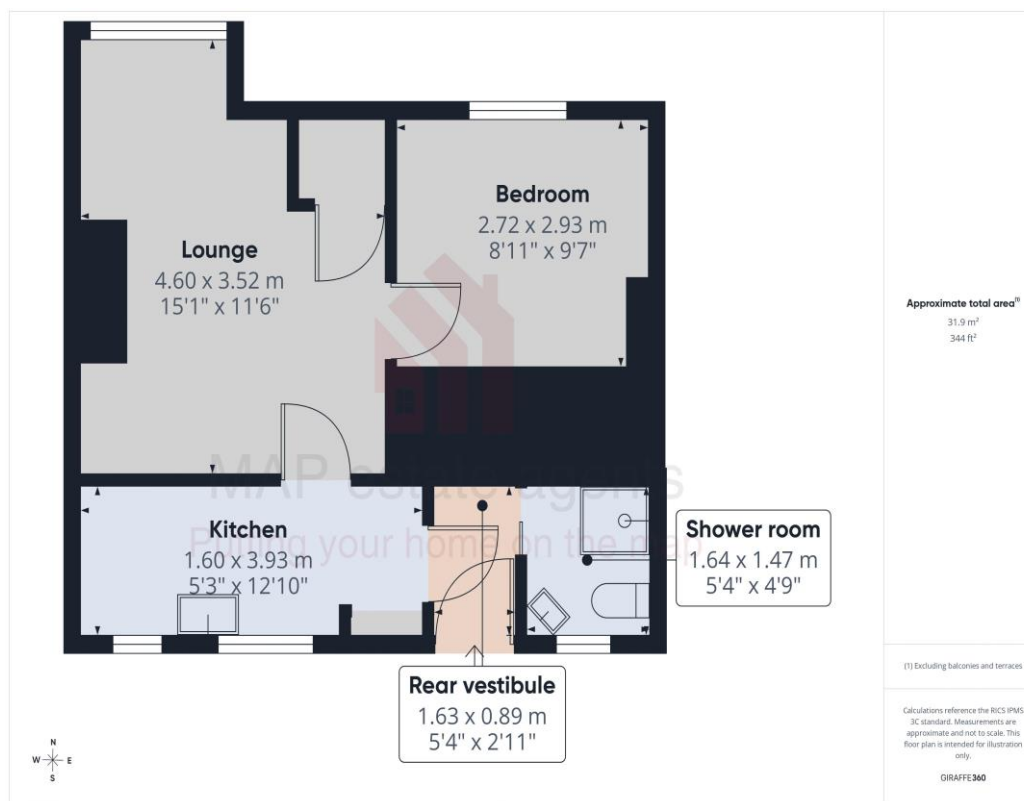


Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	71	74	
A			
(81-91)			
B			
(69-90)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- One double bedroom apartment
- Ground floor
- Generous living room
- Separate kitchen
- Double glazing
- Gas central heating
- Gardens to rear
- Offered for sale chain free



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)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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.