

MAP estate agents

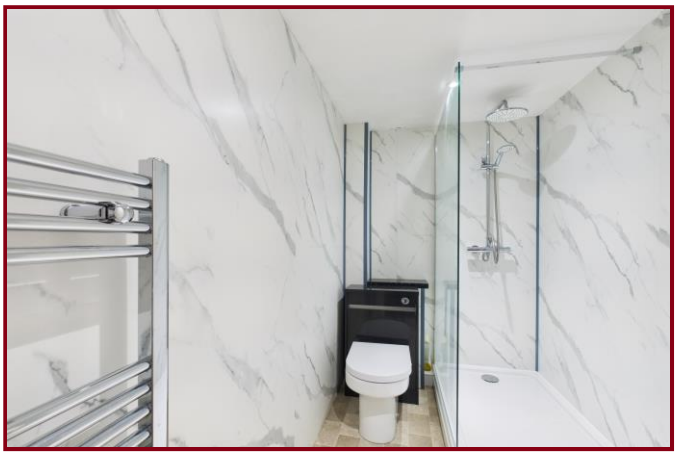
Putting your home on the map

New Street, Penzance

Guide Price £175,000

Leasehold







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Penzance

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Property Introduction

Set within the charming Grade II listed building, this well presented ground floor apartment is offered to the market with NO ONWARD CHAIN.

Internally one will find a spacious living room, a refitted kitchen, a remodelled shower room and a double bedroom.

To the rear of the apartment there is a courtyard style garden with gated access to a further area of attractive communal gardens for the enjoyment of the five apartments in the building.

The property is warmed via gas central heating to radiators and has secondary glazing to some windows. There is a stipulation in the lease that the apartment cannot be used for holiday letting.

Location

Located above Penzance harbour and only moments away from the town centre and Chapel Street, which is arguably one of the most interesting and historic streets in Penzance - famous for the Admiral Benbow Public House and interesting antique shops. Also nearby is the wonderful promenade which takes in stunning sea views into Mount's Bay and over to the Lizard Peninsula. The train and bus station are four hundred yards away along with the south west coast path which takes you on a level route to Marazion.

ACCOMMODATION COMPRISES
Front door to:-

ENTRANCE VESTIBULE
Further door to:-

LIVING ROOM 12' 8" x 12' 4" (3.86m x 3.76m) maximum measurements, plus recess
Multi-paned window to rear. Radiator. Television point. Door to:-

KITCHEN 13' 0" x 7' 4" (3.96m x 2.23m)
Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space for washing machine. Space for cooker. Flagstone flooring. Radiator. Wall mounted gas combination boiler. Two windows to side. Door to rear courtyard.

BEDROOM 11' 3" x 9' 0" (3.43m x 2.74m)
Window to front elevation. Radiator.



SHOWER ROOM
Fitted with a walk-in shower enclosure with glazed screen, a concealed cistern WC and wash handbasin inset to vanity unit.

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

AGENT'S NOTES
The property is Council Tax Band 'A'.

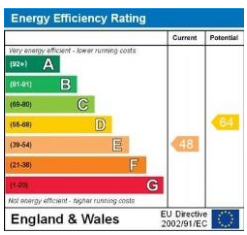


LEASEHOLD INFORMATION
The property is being sold with the remainder of a 999 year lease. The current service charge is £100 per calendar month payable by each of the five flats in the building. The leaseholders currently manage the maintenance of the building themselves and current service/maintenance charge of £100 per annum per apartment is put into a sinking fund, buildings insurance is included. There is a stipulation in the lease that the property cannot be used as a holiday let and that pets are not allowed.

DIRECTIONS
Proceed down Chapel Street and turn left just after The Admiral Benbow on to Abbey Street. Take the next turning left on to New Street and the property will be seen on the right hand side. If using What3words:- fabric.toasters.noted









MAP's top reasons to view this home

- Ground floor apartment
- Double bedroom
- Refitted kitchen and remodelled shower room
- Spacious living room
- Attractive Grade II listed building
- Courtyard garden
- Further communal gardens
- Close to Penzance amenities and harbour
- Remainder of 999 year lease
- Offered for sale chain free

sales@mapestateagents.com

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01736 322200 (St Ives & Hayle)
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www.mapestateagents.com

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