

Flat 3, Abbey Court, Penzance,
Cornwall, TR18 4AR



Marshall's

ESTATE AGENTS









FLAT 3, ABBEY COURT, PENZANCE, CORNWALL, TR18 4AR

£295,000 LEASEHOLD

- * TWO DOUBLE BEDROOMS * BATHROOM * LOUNGE/DINING ROOM ***
- * FITTED KITCHEN * ELECTRIC HEATING * DOUBLE GLAZING ***
- * BALCONY * PANORAMIC SEA VIEWS * CENTRAL POSITION ***
- * RENTED PARKING SPACE * EPC = C * COUNCIL TAX BAND = C ***
- * APPROXIMATELY 89 SQUARE METRES ***

Lovely panoramic sea views across Penzance Harbour to St Michael's Mount and beyond from this first floor apartment, located in the centre of Penzance and therefore conveniently placed for most amenities. The property has extremely spacious accommodation and would make an ideal retirement or holiday home. The accommodation comprises of two double bedrooms, one with walk in wardrobe, lounge/dining room, kitchen and bathroom. There is a balcony off the living room, enjoying the views across the harbour towards Mount's Bay. The present vendors rent a parking space behind the Bell Tower, which we have been told can be passed over to the new purchasers. Abbey Court is a sought after area of Penzance, being just off Chapel Street and the property is offered for sale with no onward chain and we would highly recommend an early appointment.

Stairs rising to half glazed door into:

ENTRANCE LOBBY: Tiled floor, further half glazed door into:

MAIN HALLWAY: Built in cupboard, electric night storage heater, hallway open into:

LOUNGE/DINING ROOM: 24' 10" x 12' 7" (7.57m x 3.84m) Two double glazed windows to side, sliding patio doors onto balcony, enjoying the sea views, night storage heater, fitted wall lights, door to:

KITCHEN: 11' 9" x 7' 4" (3.58m x 2.24m) Double glazed windows to side and rear, base and wall cupboards with roll top worksurfaces and complementary wall tiles, single drainer stainless steel sink unit, plumbing for washing machine, electric cooker with hob over, tiled floor, space for fridge /freezer.

Door from hallway to:

BEDROOM ONE: 13' 2" x 9' 0" (4.01m x 2.74m) Double glazed window to rear, night storage heater, shelved recess to one wall.

BEDROOM TWO: 11' 10" x 8' 2" (3.61m x 2.49m) Double glazed window to front enjoying the aforementioned views, night storage heater.

DRESSING ROOM: Which in turn leads to fitted wardrobe.

BATHROOM: Double glazed window to rear, panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled wall, extractor fan, shaver light and point, heated towel rail.

OUTSIDE: Balcony leading off the lounge/dining room.

PARKING SPACE: The vendors, at present, rent a parking space behind the Bell Tower rented for approximately £950 pa which we have been informed can be passed on to the new purchaser and there is a possibility this might be bought by separate negotiation.

SERVICES: Mains water, electricity, and drainage.

DIRECTIONS: Via "What3Words" app: [///places.dislikes.smooth](https://www.what3words.com/places/dislikes.smooth)

AGENTS NOTES: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property.

We tested the mobile phone signal for O2 which was good. The property is built of block under a tiled roof.

LEASE: Remainder of 999 years lease set up in 1987 plus a share of the freehold.

CHARGES: Service Charges: £840 pa

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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