



Marshall's
ESTATE AGENTS



18 Alverton Street, Penzance,
Cornwall, TR18 2QP







18 ALVERTON STREET, PENZANCE, CORNWALL, TR18 2QP

£195,000 LEASEHOLD

- * TWO BEDROOMS * LIVING ROOM * FITTED KITCHEN * SHOWER ROOM *
- * GAS CENTRAL HEATING * SOUTH WEST FACING ENCLOSED COURTYARD *
- * CENTRAL LOCATION * GOOD DECORATIVE ORDER THROUGHOUT *
- * GRADE II LISTED * SHARE OF THE FREEHOLD * NO ONWARD CHAIN *
- * IDEAL FOR FIRST TIME BUY OR INVESTMENT *
- * EPC =D * COUNCIL TAX BAND = A * APPROXIMATELY 42 SQUARE METRES *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *

A chance to acquire an extremely well presented two bedroom ground floor apartment, which the present vendors have maintained to a high standard and is therefore for sale in good decorative order throughout. The property has bright and airy accommodation throughout with a south-westerly facing courtyard, which is a real suntrap in the summer. The property has gas central heating and part double glazing along with quality fixtures and fittings throughout. The kitchen is well equipped, along with the shower room. The property would be ideal for a first time buyer or investment, being located within Penzance town, therefore only a short stroll to the main amenities and the promenade and is offered for sale with no onward chain. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: Mosaic tiled floor leading to:

HALLWAY: Tiled flooring, under stairs storage cupboard, radiator.

LIVING ROOM: 13' 0" x 7' 8" (3.96m x 2.34m) Double glazed sliding sash window overlooking central courtyard, TV point, radiator plus recess with built in cupboard housing combi gas central heating boiler.

KITCHEN/BREAKFAST ROOM: 11' 7" x 6' 5" (3.53m x 1.96m) Stainless steel inset single drainer sink unit with cupboards below, fitted wall and base units, worksurfaces, built in oven, four ring hob and extractor hood over, tiled flooring, radiator, door to courtyard.

BEDROOM ONE: 11' 2" x 6' 10" (3.40m x 2.08m) Multi pane door to courtyard.

BEDROOM TWO: 11' 6" x 5' 8" (3.51m x 1.73m) Into bay window with working shutters and storage below, recess ideal for wardrobe, meter cupboard, shelving, radiator.

SHOWER ROOM: White suite comprising larger than average shower cubicle with chrome fittings and glazed door, wash hand basin, low level WC, tiled flooring, radiator.

COURTYARD: Access from both the kitchen/breakfast room and bedroom one. Being enclosed and facing in a south westerly direction, offering a good degree of privacy.

SERVICES: Mains water, electricity, gas and drainage.

LEASE: 999 years from 2018. 50% share of freehold

CHARGES: Sinking fund of £50 pcm to cover insurance and minor ongoing maintenance. Maintenance is 50% share.

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is built of granite under a tiled roof.

DIRECTIONS: Via "What3Words app: ///earlobes.reactng.outer

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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