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Putting your home on the map

Newlyn,
Penzance

£139,950
Leasehold







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Property Introduction

Located in the heart of the sought-after fishing village of Newlyn, this spacious two bedroom ground floor apartment offers flexible accommodation arranged over two floors.

Ideally positioned just a short stroll from the harbour, local art galleries, independent shops and restaurants, the property is perfectly situated to enjoy the charm and character of this popular Cornish village.

The accommodation comprises of a generous reception/sitting area, a separate kitchen, two bedrooms and a family bathroom offering comfortable living with a practical layout.

To the rear, the property benefits from access to a communal courtyard and a good sized lockable storage shed.

Offered for sale chain-free, this property presents an excellent opportunity for first-time buyers, investors or those seeking a Cornish coastal home.

Location

Navy Inn Court is ideally situated in the heart of the popular fishing village of Newlyn, offering convenient access to a range of local amenities.

The property is within easy walking distance of the village's shops, Post Office, primary school and doctor's surgery along with regular bus services nearby providing connections to the surrounding areas.

The picturesque harbour, local galleries and eateries are also close at hand while the nearby beach can be reached within approximately five minutes on foot, making this an appealing location for those looking to enjoy village life and the Cornish coastline.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY
A central hallway with carpeted flooring and doors open off to:-

KITCHEN 9' 6" x 6' 10" (2.89m x 2.08m) plus doorway recess
uPVC double glazed window to the rear. Fitted kitchen units and laminate flooring.

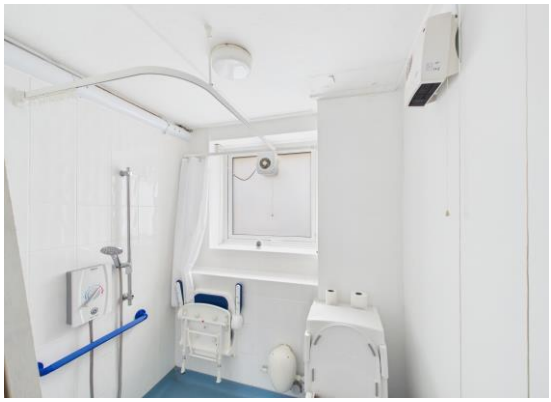
RECEPTION/SITTING ROOM 12' 10" x 11' 4" (3.91m x 3.45m)
uPVC double glazed window with direct views across Newlyn harbour and Mount's Bay. Carpeted flooring.



BEDROOM ONE 11' 5" x 10' 10" (3.48m x 3.30m) maximum measurements into recesses
uPVC double glazed window with views towards the harbour and Mount's Bay. Carpeted flooring, storage cupboard and radiator.

BEDROOM TWO 9' 1" x 7' 5" (2.77m x 2.26m)
uPVC double glazed window to the rear. Carpeted flooring and radiator.

SHOWER ROOM
uPVC double glazed frosted window to the rear. WC, electric shower, corner wash hand basin and part tiled walls.



OUTSIDE REAR
To the rear of the property, there is a communal yard and a good sized lockable storage shed.

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

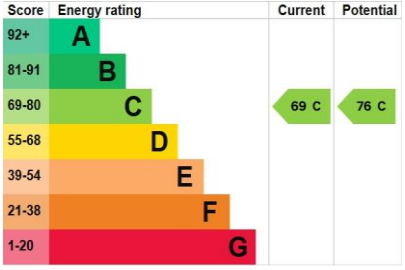
LEASEHOLD INFORMATION
Please by advised that a new 999-year lease is to be drawn up. Monthly charges are approximately £78.00 per calendar month including buildings insurance. There is a stipulation in the title deeds that the property cannot be used for holiday letting.

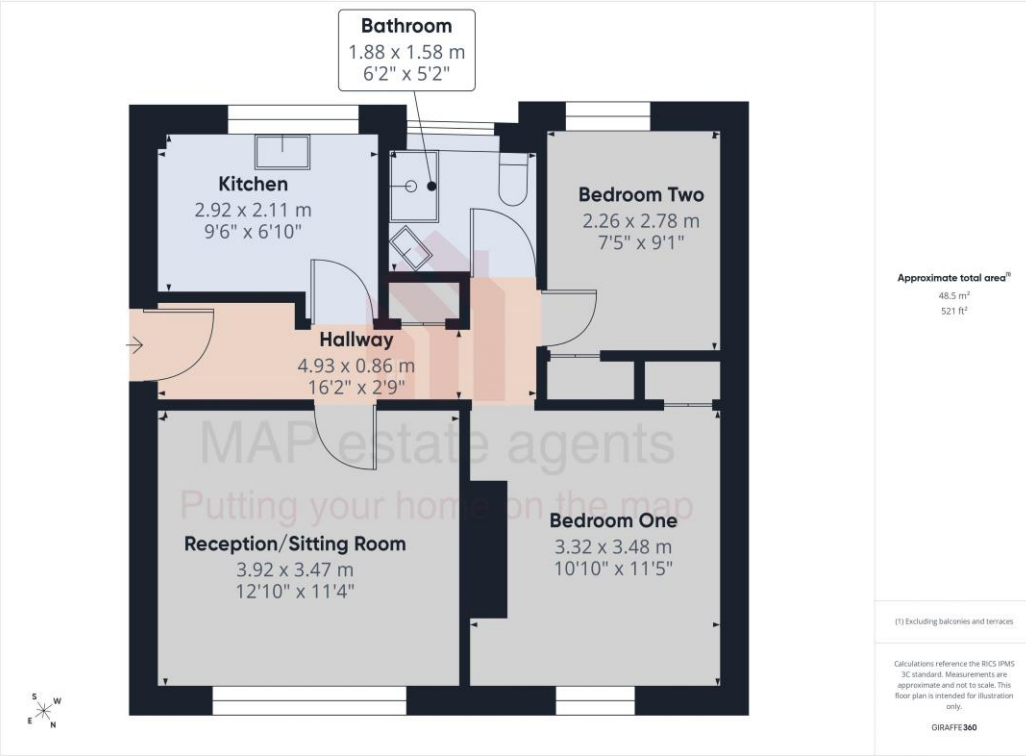


AGENT'S NOTE
The Council Tax Band for this property is Band 'A'.

DIRECTIONS
From Penzance Railway Station, follow signs for Penzance Promenade and the seafront. Continue across Ross Bridge and onto Penzance seafront following the signs for Newlyn. Drive past the Queens Hotel and take the first exit at the roundabout following the signs for Newlyn. Continue past Penzance Skatepark on your left, with 'Lidl' and 'Asda' supermarkets on your right. Proceed towards Newlyn Green keeping the green and the sea on your left-hand side, and continue into Newlyn following the local road signs. Cross Newlyn Bridge, then turn left past Newlyn Fish Market following the signs for Mousehole. As you pass the Red Lion Public House and reach the rise in the road, turn left. Continue past the single road entrance and take the next turning back on yourself. Navy Inn Court will be identified on your left-hand side just after the bus stop. Continue into Navy Inn Court to find Number 14. If using What3words: revise.harshest.cracks







MAP's top reasons to view this home

- Two bedrooms
- Reception/sitting room
- Bathroom
- Separate kitchen
- Lockable storage shed
- Chain-free sale
- Gas central heating
- Sea views
- uPVC double glazing
- Outside space

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