



5 Gwel An Mor, Fore Street,
Marazion, Cornwall, TR17 0DB





View from the communal garden







5 GWEL AN MOR, FORE STREET, MARAZION, CORNWALL, TR17 0DB

GUIDE PRICE £525,000 LEASEHOLD

*** LOVELY SEA VIEWS TO ST MICHAEL'S MOUNT * TWO DOUBLE BEDROOMS ***

*** LARGE LOUNGE/DINING ROOM * BALCONY WITH PANORAMIC SEA VIEWS ***

*** FITTED KITCHEN * WELL EQUIPPED BATHROOM ***

*** GOOD DECORATIVE ORDER THROUGHOUT ***

*** LOVELY COMMUNAL GARDENS WITH DIRECT ACCESS TO THE BEACH AND SEA VIEWS TO**

ST MICHAEL'S MOUNT *

*** LONG LEASE AND LOW OUTGOINGS ***

*** GARAGE WITH ELECTRIC DOOR AND STORAGE OVER ***

*** CENTRAL VILLAGE LOCATION CONVENIENT FOR MOST AMENITIES ***

*** CLOSE PROXIMITY TO THE BEACH * EXCELLENT OPPORTUNITY ***

*** VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 108 SQUARE METRES ***

Superb panoramic sea views across Mount's Bay to St Michael's Mount and beyond from this extremely well presented two bedroom, first floor apartment which is offered to the open market for the first time since built in 1980. For sale in good decorative order throughout with impressive glazed balcony to the front, access to communal gardens which has steps down to the beach below and garage on a nearby block. The property has been well cared for by the present vendor and is, therefore, for sale in good decorative order throughout and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the full length balcony off the living room and dining room, which takes full advantage of the direct sea views to St Michael's Mount. There are two double bedrooms along with a well appointed kitchen and bathroom. A particularly attractive feature are the communal gardens which take full advantage of the sea views with steps down to the beach below. There is a garage on a nearby block, and we would recommend an early appointment with this property being so conveniently placed within the centre of Marazion.

ENTRANCE HALL: Built in storage cupboard, entry phone and electric heater.

CLOAKROOM: White suite comprising low level WC with concealed cistern, wash hand basin with cupboards below, chrome towel rail.

LOUNGE: 16' 8" x 16' 3" (5.08m x 4.95m) Lovely panoramic sea views across Mounts Bay, St Michael's Mount and beyond, UPVC double glazed window to side, coving, TV point, electric heater, UPVC double glazed sliding doors to:

BALCONY: Full length between the living room and the dining room, being glass and chrome, and again with direct sea views.

From the living room is an arch to:

DINING AREA: 11' 10" x 9' 0" (3.61m x 2.74m) Lovely sea views, impressive built in glazed dresser with concealed lighting, coving, UPVC double glazed sliding patio doors to balcony, small electric radiator, serving hatch to:

KITCHEN: 11' 9" x 10' 7" (3.58m x 3.23m) Stainless steel single drainer sink unit with cupboards below, extensive range of fitted wall and base units, granite worksurfaces, built in oven, four ring hob with extractor hood over, skirting board heater, integrated dishwasher and washing machine, UPVC double glazed window with lovely sea views to St Michael's Mount, worktop lighting, pantry cupboard.

BEDROOM ONE: 12' 10" x 12' 2" (3.91m x 3.71m) Direct sea views over Mount's Bay, double glazed window, range of built in wardrobes with sliding mirror doors, coving, built in airing cupboard housing hot water cylinder.

BEDROOM TWO: 13' 11" x 11' 3" (4.24m x 3.43m) Direct sea views to St Michael's Mount and beyond, UPVC double glazed window, built in wardrobe with sliding mirror doors, coving, TV point.

BATHROOM: White suite comprising double ended panelled bath with chrome mixer tap and shower attachment, low level WC with concealed cistern, wash hand basin with cupboards below, double sized shower cubicle with chrome fittings and sliding glass door, fully tiled wall, coving, chrome towel rail.

OUTSIDE: Well kept communal gardens, mainly lawned with flower borders and hedging, direct sea views to St Michael's Mount and Mount's Bay, steps down to the beach.

GARAGE: In nearby block, electric operated up and over door, power and light, access to storage area over via pull down ladder, being boarded with electricity.

SERVICES: Mains water, electricity. Private drainage system which pumps back into the mains sewers.

LEASE: 199 years from 1980 plus 1/17 share of the Freehold.

CHARGES: Maintenance approximately £172 per calendar month, including insurance, ground rent and upkeep of communal areas and communal lighting.

RESTRICTIONS: There are very few restrictions within the lease, the main one being the property can not be used for holiday letting but can be used for all year-round rental. Normal domestic pets are accepted within the lease.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block under a slate roof.

DIRECTIONS: Proceed into the town of Marazion from Penzance, through the main area passing the Godolphin Hotel on your right hand side. As you proceed through the traffic calming system, Gwel An Mor will be found on your right hand side.

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
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Hayle
01736 756627

Lettings
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