



9 Eastern Green Park Three,  
Eastern Green, Penzance,  
Cornwall, TR18 3AZ

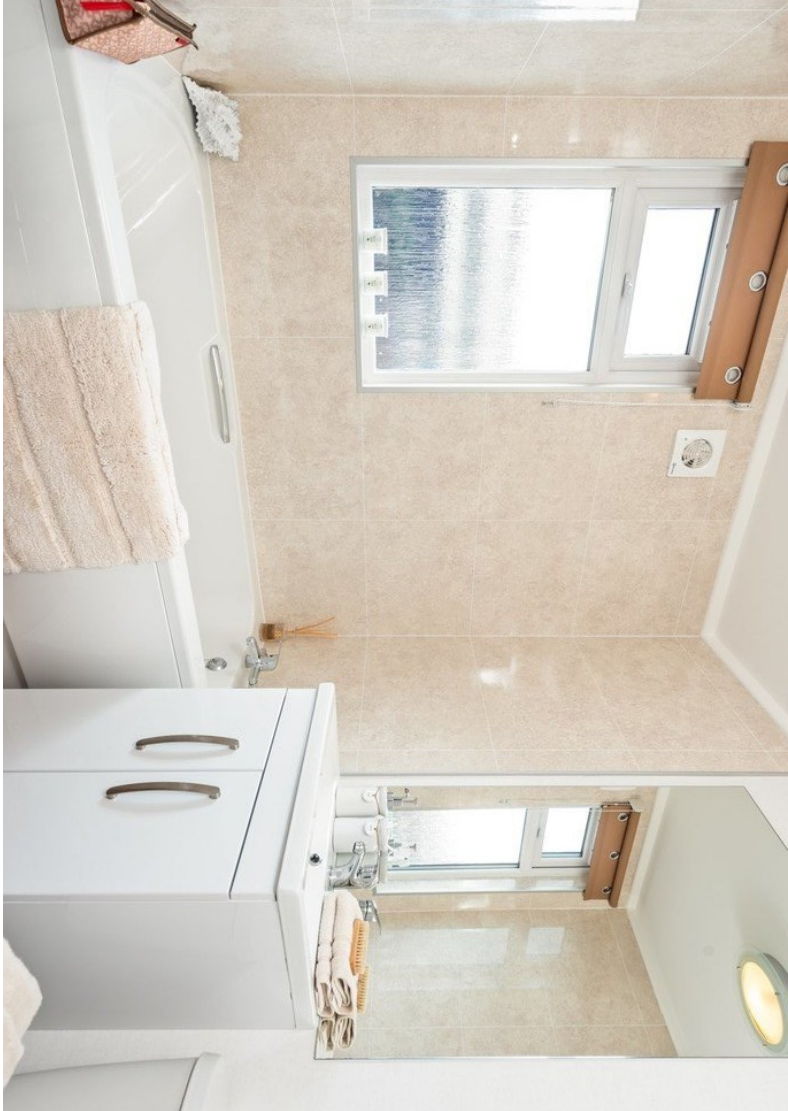


Marshall's  
ESTATE AGENTS









**9 EASTERN GREEN PARK THREE, EASTERN GREEN, PENZANCE, CORNWALL, TR18 3AZ**

**£195,000 FREEHOLD**

**\* TWO BEDROOMS \* EN SUITE \* LOUNGE/DINING ROOM \* KITCHEN \***

**\* BATHROOM \* OVER 45'S ONLY \* PARKING \* 10 YEARS WARRANTY WARRANTY \***

**\* FOR SALE FULLY FURNISHED \***

**\* AVAILABLE FOR OCCUPANCY FROM JUNE 2026 \***

**\* EPC = EXEMPT \* COUNCIL TAX BAND = A \***

Offered to the market is this recently sited, brand new 40" x 20" Prestige Sonata, ready for occupancy in June 2026. The park is situated in a popular residential area of Eastern Green, which gives easy access to the local supermarkets and the beaches of Mounts Bay. The accommodation, in brief, comprises of lounge/dining room, kitchen with fitted appliances, separate bathroom, two double bedrooms, one of which has an en suite shower room and walk in wardrobe. There are gardens to three sides and off street parking for several vehicles. The unit is gas centrally heated and double glazed throughout and is available for occupancy in June 2026.

**CHARGES:** Ground Rent: approximately £200 pcm, reviewed annually in April and adjusted in line with RPI.

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. Floorplan and dimensions available from Marshalls Office in Penzance.

**NB:** The park is fully residential, where residents have to be 45 plus and up to two pets are allowed, only with the prior written consent of the site owner. All pictures are of a similar property.

**SERVICES:** Mains water, electricity, gas and drainage.

**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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