



13 Navy Inn Court, Newlyn,
Penzance, Cornwall, TR18 5PA







13 NAVY INN COURT, NEWLYN, PENZANCE, CORNWALL, TR18 5PA

£220,000 LEASEHOLD

*** THREE BEDROOMS * LOUNGE * KITCHEN/DINING ROOM ***

*** SHOWER ROOM * SEA VIEWS * POPULAR LOCATION ***

*** 157 LOCAL AUTHORITY CLAUSE * EPC = D * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 77 SQUARE METRES ***

A nicely presented three bedroom maisonette, situated on the outskirts of Newlyn and enjoying stunning views across Newlyn Harbour, towards Penzance and St Michael's Mount. The accommodation comprises of three bedrooms, of which the main bedroom has the aforementioned views. There is lounge, kitchen/breakfast room and shower room on the lower floor with a sun terrace to the rear. The property is double glazed and gas centrally heated and viewing is highly recommended.

UPVC Double glazed door into:

HALLWAY: Stairs rising, double glazed window to front, shelved cupboard to one wall, radiator, two understairs storage cupboards, door to:

LOUNGE: 13' 10" x 13' 1" (4.22m x 3.99m) Double glazed window to front with views over the harbour, radiator, gas fire on tiled hearth.

SHOWER ROOM: Double glazed window to rear, fully tiled walls, wash hand basin, WC, fully tiled shower cubicle with electric shower.

KITCHEN/DINING ROOM: 10' 9" x 9' 2" (3.28m x 2.79m) Double glazed window and door to rear, base units with worksurfaces over, gas cooker, plumbing for washing machine, single drainer stainless steel sink unit, two cupboards, one housing gas central heating boiler, built in dresser.

FIRST FLOOR LANDING: Access to loft, cupboard.

BEDROOM ONE: 15' 6" x 10' 7" (4.72m x 3.23m) Double glazed window to front enjoying views, radiator, built in wardrobe.

BEDROOM TWO: 11' 2" x 9' 3" (3.40m x 2.82m) Double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE: 9' 2" x 7' 11" (2.79m x 2.41m) Double glazed window to rear, radiator.

OUTSIDE: External steps lead to the front door. To the rear there is a balcony with steps leading down to the communal drying area, block built shed and residents parking.

AGENTS NOTE: This property is subject to a 157 Local Authority Clause, whereby the purchaser has to prove a local connection to the county of Cornwall for the last 3 years. The present owner rents a parking space from the freeholders, and that is £10.67 per week (any purchaser would need to re-apply). We understand from Openreach website 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 blue elvin under a concrete tiled roof.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///intro.configure.packages](https://www.what3words.com/intro.configure/packages)

LEASE: 125 years from 27/04/1998

CHARGES: Service charge: £565.34 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
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Lettings
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