



Marshall's

ESTATE AGENTS



6 Trafalgar Court, East Terrace,
Penzance, Cornwall, TR18 2TB







6 TRAFALGAR COURT, EAST TERRACE, PENZANCE, CORNWALL, TR18 2TB

£150,000 LEASEHOLD

*** GROUND FLOOR RETIREMENT FLAT * ONE DOUBLE BEDROOM ***

*** SHOWER ROOM * KITCHEN * LOUNGE/DINING ROOM ***

*** PRIVATE SUN TERRACE * USE OF COMMUNAL FACILITIES ***

*** NO ONWARD CHAIN * OVER 60'S ***

*** CLOSE TO AMENITIES * RESIDENTS PARKING AVAILABLE ***

*** EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 48 SQUARE METRES ***

A purpose built McCarthy Stone, one bedroom ground floor apartment in a secure self contained environment, close to the town centre and its amenities. The property is available to purchase for over 60's and the accommodation comprises of one double bedroom, shower room, lounge/dining room and kitchen with patio to the front. Within the development, the owners have use of residents lounge, kitchen, library and laundry room, along with the self contained guest suite, which is available to family and relatives at a nominal cost per night. The property is offered for sale with no onward chain.

Glazed double doors into:

COMMUNAL HALLWAY: Door into:

FLAT 6: Electric radiator, walk in cupboards, one housing electric central heating boiler, doors to:

LOUNGE/DINING ROOM: 5.80m x 4.04m (19' x 13' 3") Radiator, electric fire with surround, double glazed window and door onto patio.

KITCHEN: 2.36m x 1.73m (7' 9" x 5' 8") Double glazed window to front, range of base and wall units with stainless steel sink, integrated oven, fridge, hob with extraction fan over and freezer.

Door from hallway into:

BEDROOM ONE: 4.04m x 2.87m (13' 3" x 9' 5") Radiator, UPVC double glazed window to front, fitted mirrored door wardrobe.

SHOWER ROOM: WC, wash hand basin, double sliding doors into shower with hand rail, extractor fan, heated towel rail, tiled walls.

OUTSIDE: Terrace to the front of the apartment. Also, communal gardens and residents parking. Parking space can be made available upon request by the management company.

CHARGES: TBC

LEASE: 125 years from 2004.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTES: We understand from Openreach website that 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 block under a concrete tiled roof.

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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