The Penthouse

Penzance

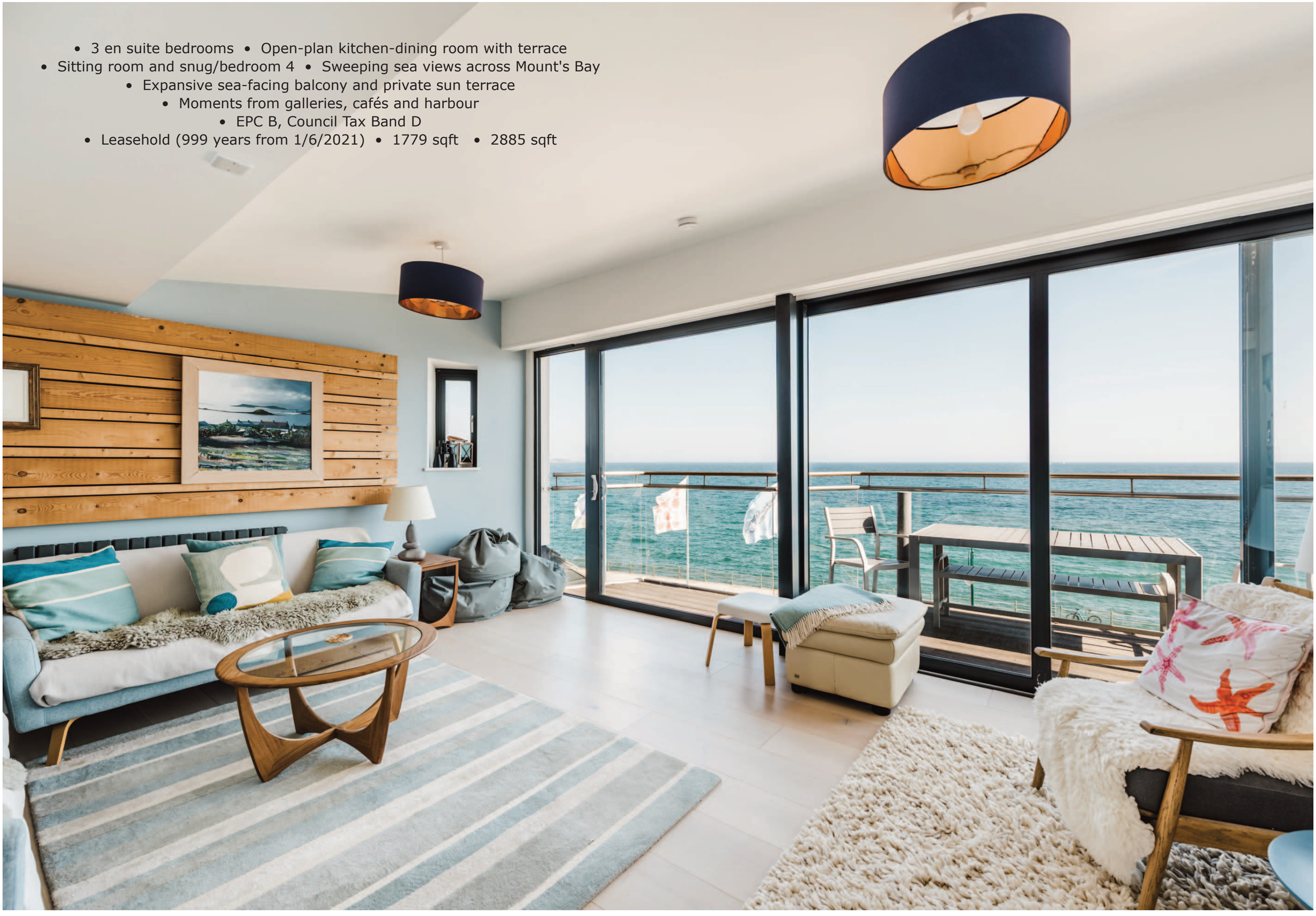
JONATHAN CUNLIFFE

The Penthouse, 4 Carlton Apartments, Promenade, Penzance TR18 4NW

A fabulous seafront penthouse apartment with contemporary, light-filled interior across two floors and panoramic sea views overlooking Mounts Bay.



- 3 en suite bedrooms • Open-plan kitchen-dining room with terrace
- Sitting room and snug/bedroom 4 • Sweeping sea views across Mount's Bay
- Expansive sea-facing balcony and private sun terrace
- Moments from galleries, cafés and harbour
- EPC B, Council Tax Band D
- Leasehold (999 years from 1/6/2021) • 1779 sqft • 2885 sqft

















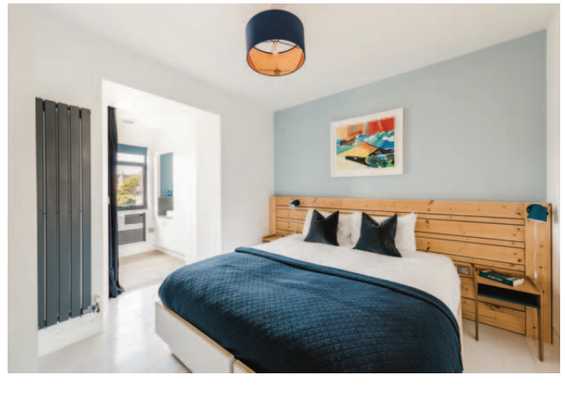












SETTING THE SCENE

Penzance has long been celebrated for its thriving artistic community. From the historic and gorgeous Georgian buildings of Chapel Street, including the remarkable Egyptian House, to the independent galleries and creative studios found throughout the town, Newlyn and nearby St Ives, art and craftsmanship are woven into the fabric of everyday life. The renowned Penlee House Gallery and Newlyn Art Gallery are within an easy walk, reflecting a landscape that has inspired generations of artists.

But Penzance is equally defined by its connection to the sea. One can swim safely in Mounts Bay immediately in front of the apartment or at the historic Art Deco Jubilee Pool, thoughtfully restored with its geothermal bathing pool, just a five minute stroll along the promenade. The South West Coast Path passes the doorstep, leading west towards Newlyn, Mousehole, Lamorna and the spectacular Minack Theatre at Porthcurno. Beyond, the Penwith Peninsula unfolds with dramatic cliffs, beautiful beaches, secluded coves, ancient stone circles and some of Cornwall's most breathtaking scenery.

Within walking distance, Penzance railway station marks the end of the main line, offering an overnight 'sleeper' service to London Paddington. From the harbour, a regular ferry service departs for the Isles of Scilly, while Penzance Heliport provides year-round helicopter connections. Compact and wonderfully walkable, the town is home to an excellent selection of independent cafés, restaurants, galleries and shops, all set against the ever-changing backdrop of Mount's Bay.

THE TOUR

Occupying the uppermost floors of an elegant building on Penzance promenade, this large, bright, contemporary penthouse unfolds across two expansive levels, where every principal room has been designed to celebrate its remarkable south facing position overlooking Mount's Bay. The lower floor is centred around a wonderfully sociable open-plan kitchen and dining space, opening directly onto the sea-facing balcony, with two beautifully appointed en suite guest bedrooms behind. Upstairs, the principal sitting room commands uninterrupted panoramic views across the bay, complemented by a separate snug offering a quiet retreat. The principal bedroom enjoys its own spectacular outlook, complete with balcony access and a beautifully designed en suite centred around a freestanding bath.

Throughout, elegant interiors, bespoke joinery, natural textures and an abundance of glazing come together in a understated way that allows the remarkable setting to remain the focal point, with every room carefully composed to frame the ever-changing light and coastline beyond.

STEP OUTSIDE

A generous sea-facing balcony spans the front of the property, framing uninterrupted views across Mount's Bay towards the iconic silhouette of St Michael's Mount. It's a wonderful spot for morning coffee, alfresco dining or simply watching the ever-changing coastal landscape. To the rear, a private terrace offers a more sheltered setting, perfectly positioned to enjoy the afternoon and evening sun.

There is on-street parking directly outside the property and along the promenade, with additional parking available opposite at Wherrytown Car Park, where charges apply.

LEASE TERMS

999 year lease from 2021. Service Charge is £300 per calendar month (Buildings Insurance, cleaning of the common areas, general maintenance and cont

SERVICES

Mains water, electricity and drainage with gas fired central heating. FTTC (Fibre To The Cabinet) broadband.

Please be aware we cannot confirm that all these services comply with current regulations

DISTANCES (all distances approximate)

Penzance Station (main line) 1 mile, Newlyn 1 mile, Lands End Airport 7 miles, St Ives 8 miles, Truro 28 miles, Newquay airport 39 miles

WHAT3WORDS LOCATION

///tripled.qualified.bookings

EPC

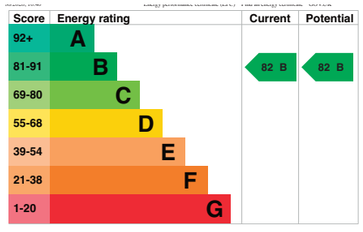
B

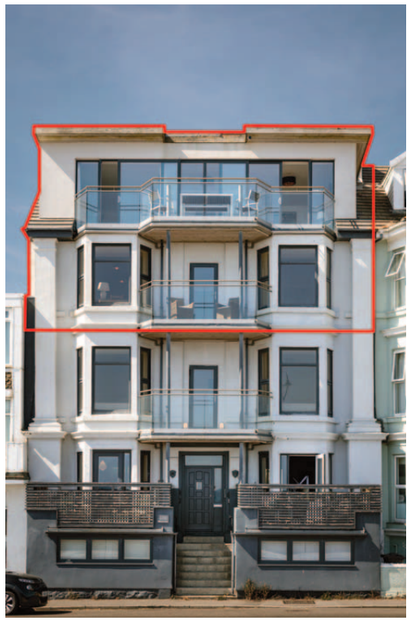
COUNCIL TAX BAND

D

VIEWING

Strictly by appointment with Jonathan Cunliffe. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.





ANTI-MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there in no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF AND SOURCE OF FUNDING - Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

We are now legally required to obtain a evidence of the source of your funds to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale. Our preference is to use our digital compliance partners LandmarkAgent, more information will be given when an offer has been made.

IMPORTANT NOTICE - Jonathan Cunliffe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of clients or otherwise. They assume no responsibility for any statement that may be made in these particulars, which do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Jonathan Cunliffe have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Before proceeding with a purchase, prospective buyers should satisfy themselves with all aspects of the property. Further information regarding broadband availability and mobile coverage can be obtained via the Ofcom and Openreach checker websites. Long-term flood risk information is available through the GOV.UK website. General Data Protection Regulations: We treat all personal data confidentially and with the utmost care. Should you no longer wish your details to be retained or used for specific purposes, you may update your communication preferences at any time by contacting our Falmouth office in writing or by email.

JONATHAN
CUNLIFFE

jonathancunliffe.co.uk